GEORGE FENTHAM HAMPTON IN ARDEN CHARITY

England & Wales · Charity number 1098618

Details

Status	Registered
Legal form	Charitable company
Company number	04794066
Registered	2003-07-17
Register	View on the Charity Commission register

Contact

Address	George Fentham Meeting Room Marsh Lane Hampton-In-Arden Solihull West Midlands B92 0AH
Phone	01675442017
Email	clerk@georgefenthamtrust.org.uk

Activities

Objects: IN THE FIRST PLACE TO PROVIDE RELIEF FOR THE BENEFIT OF THOSE RESIDENT IN THE ALMSHOUSES (OWNED FROM TIME TO TIME BY THE CHARITY) AND TO PAY PENSIONS AND RELIEVE THOSE PERSONS IN NEED RESIDENT IN THE AREA OF BENEFIT (AS DEFINED BELOW) WHO ARE OF GOOD CHARACTER AND WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE CHARITY COMMISSION) HAVE RESIDED IN THE AREA OF BENEFIT FOR A PERIOD OF NOT LESS THAN TWO YEARS NEXT PRECEDING THE TIME OF APPOINTMENT AND SECONDLY FOR THE GENERAL BENEFIT OF INHABITANTS WITHIN THE AREA OF BENEFIT INCLUDING GENERAL EDUCATIONAL PURPOSES (THE "OBJECTS")THE "AREA OF BENEFIT" SHALL MEAN THE PARISH OF HAMPTON IN ARDEN AS CONSTITUTED ON 23 DECEMBER 1907 BEING THE AREA SHOWN ON A MAP DEPOSITED IN THE OFFICE OF THE COMMISSIONERS AND IDENTIFIED BY THE NUMBER 527

Activities: TO ADMINISTER THE ALMSHOUSES, OTHER PROPERTIES AND ASSETS OWNED BY THE CHARITY TO GENERATE INCOME. TO APPLY THE INCOME FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES AND IN CHARITABLE PURPOSES FOR THE GENERAL BENEFIT OF THE INHABITANTS OF HAMPTON IN ARDEN.

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Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Other Finance, Provides Human Resources, Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Education/training, The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Accommodation/housing, Arts/culture/heritage/science, Amateur Sport
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** HAMPTON IN ARDEN
- Solihull

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£456,250	£416,847	-	-
2023-12-31	£468,277	£529,866	-	-
2022-12-31	£426,052	£389,031	-	-
2021-12-31	£330,516	£296,629	-	-
2020-12-31	£408,304	£310,960	-	-

Trustees

Name	Role	Appointed
Alison Fisher		2014-10-01
Alison Jane Rolf		2017-01-11
Carol Ann Grant		
Charles Anthony Rickard		2018-01-24
DANIEL ADAMS		2016-01-20
Edward Thomas Purcell		2025-11-19
GLYN COLIN RYLAND		2020-07-15
Josephine Anne Oswald		2018-10-09
Sarah Alison White		2023-06-14

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Linked charities

- GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY (1098618-1)

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GEORGE FENTHAM HAMPTON IN ARDEN CHARITY

England & Wales - Charity number 1098618

Accounts

REGISTERED COMPANY NUMBER: 04794066 (England and Wales)
REGISTERED CHARITY NUMBER: 1098618

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

FOR

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

	Page
Report of the Trustees	1 to 7
Report of the Independent Auditors	8 to 10
Statement of Financial Activities	11 to 12
Balance Sheet	13 to 14
Notes to the Financial Statements	15 to 37

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2024. 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 (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Purposes and aims

The George Fentham Hampton in Arden Charity's objects are to administer almshouses, other properties and assets owned by the charity to generate an income and to apply the income for the benefit of the residents of the almshouses and in charitable purposes for the general benefit of the inhabitants of Hampton in Arden.

Its principal activities include the following.

1. The provision of almshouses to provide accommodation for residents living in the area of Hampton in Arden.
2. The provision of a village hall for use by the inhabitants residing in the area of Hampton in Arden.
3. Making grants available to pensioners and residents in need living in the area of Hampton in Arden.
4. Making grants available for charitable educational purposes in the area of Hampton in Arden.
5. Making grants available to organisations or inhabitants residing in the area of Hampton in Arden.
6. To upkeep, repair, maintain and rebuild any of the charity's properties or any other recreational institution being charitable for the general benefit of the residents of the area of Hampton in Arden.

Ensuring our work delivers our aims

We review our aims, objectives and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review looks at the success of each key activity and the benefits they have brought to those groups of people the charity is set up to help. The review also helps ensure that our aims, objectives and activities remained focused on our stated purposes.

The focus of our work

The focus of the charity's work continues to be the to administration of almshouses, other properties and assets owned by the charity to generate an income and to apply the income for the benefit of the residents of the almshouses and in charitable purposes for the general benefit of the inhabitants of Hampton in Arden.

Grantmaking

The charity reviews grant applications from various organisations and individuals who support and deliver the charity's objects.

Potential recipients of grants paid by the charity are reviewed by a sub-committee of the charity on a case by case basis depending upon the available resources of the charity.

The sub-committee then makes a recommendation to the Board of Trustees who make the final decision as to whether a grant recommendation is approved or rejected.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

How our activities deliver public benefit

In setting our objectives and planning our activities the trustees have given careful consideration to the Charity Commission's general guidance on public benefit, including the guidance on public benefit and fee charging.

Our main activities and who we try to help are described below.

All of our charitable activities focus on our ability to improve the conditions of life for the residents of Hampton in Arden.

o Almshouses
The almshouses have been continuously occupied throughout the year with only short breaks whilst premises were redecorated before being relicensed.

o Day Club
The Day Club has continued to be active throughout the year when possible with lunches, outings and functions continuing to be arranged for the occupants of the almshouses and other residents of Hampton in Arden.

o Grants to pensioners
During the year ended 31 December 2024 a total of 24 pensioners (2023: 27) benefited from grants totalling £27,447 (2023: £28,998).

o Grants to organisations and inhabitants
During the year ended 31 December 2024 a total of 1 grant (2023: 3) totalling £4,500 (2023: £3,243) was made by the charity.

o Healthcare
During the year ended 31 December 2024 we paid respite care for residents and paid fo inhabitants to have emergency pendants totalling £1,828 (2023: £3,544).

o Scholarship Scheme
The Scholarship Scheme has continued during the year ended 31 December 2024 and candidates have received grants totalling £15,625 (2023: £23,583) to assist with their higher education expenses.

FINANCIAL REVIEW

Financial position

The Statement of Financial Activities for the year ended 31 December 2024 shows incoming resources for the year totalling £456,250 (2023: £468,277) and resources expended totalling £416,847 (2023: £529,866).

Net incoming resources after realised and unrealised gains and losses on freehold and investment properties and fixed asset investments for the year ended 31 December 2024 amounted to £136,776 (2023: net incoming resources after realised and unrealised gains and losses on freehold and investment properties and fixed asset investments totalling £860,605).

As a result, the charity's total funds have increased from £9,716,824 as at 31 December 2023 to £9,853,600 as at 31 December 2024.

The trustees consider the current level of funding is adequate to support the continuation of the charity's existing activities.

FINANCIAL REVIEW

Investment policy and objectives

The charity maintains an investment portfolio along with various residential and investment properties in order to provide funds so that the charity may achieve its objectives.

The trustees, in conjunction with its independent investment manager, have made changes to the charity's investment portfolio during the year ended 31 December 2024 as summarised in note 17 to the financial statements.

Reserves policy

The policy for reserves is determined by the long term material need for the maintenance of the charity's almshouses, together with an operating contingency to cover any unexpected shortfall in the charity's income.

The trustees have established a general reserves policy to ensure that the charity can meet the programme for beneficiaries and manage the impact of any unplanned fluctuations in the value of the charity's net income. General reserves provide some protection to the charity and its charitable programme.

At 31 December 2024 the level of free reserves was sufficient to enable the charity to meet its objectives.

FUTURE PLANS

During the coming year the charity will continue to carry out its principal activities to benefit the residents of the charity's almshouses and for the general benefit of the inhabitants of Hampton in Arden.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The George Fentham Hampton in Arden Charity is a company limited by guarantee (registered number 047940660) which was incorporated on 10 June 2003 and achieved charitable status on 17 July 2003 (registered number 1098618).

The charity was established under a Memorandum of Association which established the objects and powers of the charity and is governed under its Articles of Association. In the event of the charity being wound up members are required to contribute an amount not exceeding £10.

Establishment of the charity

The charity was originally established by the Will and Testament of George Fentham in 1696, subsequently constituted by a scheme of the Charity Commissioners on 23 December 1907 and further subject to a scheme of the Charity Commissioners dated 26 September 1980 varied by a scheme made on 20 January 1992 (as modified by the order of the Commissioners). On 19 May 2004 the charity changed its name from George Fentham Hampton in Arden Charity to George Fentham Hampton in Arden Endowed Charity at which time a new charitable company was incorporated and assumed the name of George Fentham Hampton in Arden Charity. The charitable company took over the expendable property of the previous charity except for all land defined as permanent endowment which is vested in the new company as trustee to be held in trust on the terms of the original trust.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The following bodies have the right to nominate the following number of trustees.

- Two trustees shall be nominated by the Borough Council of Solihull.
- One trustee shall be appointed by the Justices of the Solihull Petty Division.
- Three trustees shall be appointed by the Parish Council of Hampton in Arden.

The trustees also have the right to co-opt up to four additional trustees by resolution passed at an extraordinary general meeting of the charity.

The maximum length of term of office for trustees nominated by the Borough Council of Solihull and for trustees appointed by the Justices of the Solihull Petty Division and the Parish Council of Hampton in Arden is 4 years.

The maximum length of term of office for co-opted trustees is 5 years.

All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in the notes to the financial statements.

Organisational structure

The George Fentham Hampton in Arden Charity is organised so that its Board of Trustees meet regularly to manage the charity's affairs and formulate policy and the trustees are responsible for all policy and financial decision making on behalf of the charity.

In order to do this, a sub-committee of the trustees meets four times per year and receives independent investment advice from the charity's independent investment manager. This sub-committee reports back to the Board of Trustees.

Induction and training of new trustees

Newly appointed trustees are inducted and trained by the existing trustees and are provided with various documentation in order to help them understand the workings of the charity.

Related parties

The George Fentham Hampton in Arden Charity is connected with an unincorporated charity called the George Fentham Hampton in Arden Endowed Charity (registered number 226492). Under a Charity Commission uniting direction these financial statements incorporate the transactions of both charities. Both charities are administered by the same set of trustees.

The George Fentham Hampton in Arden Charity is also connected with the Educational Foundation of George Fentham (registered number 528816) with both charities being administered by the same set of trustees.

In the current year, details of transactions between the George Fentham Hampton in Arden Charity and the Educational Foundation of George Fentham are disclosed in note 23 to the financial statements.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
04794066 (England and Wales)

Registered Charity number
1098618

Registered office
Fentham Hall
Marsh Lane
Hampton-in-Arden
Solihull
West Midlands
B92 OAH

Trustees

Appointed by the Borough Council of Solihull (4 Year Term)		
Councillor A Rolf		Term of office expires 19.10.2028
Mrs J Oswald		Term of office expires 8.10.2026
Appointed by the Hampton in Arden Parish Council (4 Year Term)		
Mr T Beresford		Term of office expires 31.10.2026
Mr M Abbott	- resigned 17.01.2024	
Ms S A White	-	Term of office expires 14.06.2027
Mr G Lakin	- appointed 15.10.2024 and resigned 09.04.2025	
Appointed by the Justices of Solihull Petty Sessional Division (4 Year Term)		
Mrs A Fisher		Term of office expires 16.10.2026
Co-optative Trustees (5 Year Term)		
Mrs C A Grant		Term of office expires 31.10.2027
Mr G Ryland		Term of office expires 15.07.2025
Mr D Adams		Term of office expires 19.10.2025
Mr C Rickard		Term of office expires 24.01.2028

Senior Statutory Auditor
Peter Smith FCA

Auditors
J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

REFERENCE AND ADMINISTRATIVE DETAILS

Clerk to the Trustees and Principal Office
Mrs S Jarratt
George Fentham Meeting Room
Marsh Lane
Hampton in Arden
West Midlands
B92 0AH

Banker
HSBC Bank plc
130 New Street
Birmingham
B2 4JU

Solicitor
Veale Wasborough Vizards LLP
Second Floor
3 Brindleyplace
Birmingham
B1 2JB

Investment manager
Brewin Dolphin Limited
9 Colmore Row
Birmingham
B3 2BJ

Surveyor
N C Russell MRICS
Nick Russell Associates
Lavender Cottage
Lucton
Leominster
Hererfordshire
HR6 9PH

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of George Fentham Hampton in Arden Charity incorporating George Fentham Hampton in Arden Endowed Charity for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, 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 charitable company will continue in business.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of George Fentham Hampton in Arden Charity incorporating George Fentham Hampton in Arden Endowed Charity for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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- 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 charitable company 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 charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 9 July 2025 and signed on its behalf by:

Mrs C A Grant - Trustee

Opinion

We have audited the financial statements of George Fentham Hampton in Arden Charity incorporating George Fentham Hampton in Arden Endowed Charity (the 'charitable company') for the year ended 31 December 2024 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2024 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error;
- evaluating and understanding the internal control system;
- performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear;
- testing documentation supporting account balances or classes of transactions; and
- confirming accounts receivable and other accounts with a third party.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Peter Smith FCA (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

9 July 2025

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	**2024 Total funds £**	2023 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies	3	**461**	-	-	**461**	353
Charitable activities	6					
Fentham Green		**93,699**	-	-	**93,699**	85,316
Fentham Hall		**71,083**	-	-	**71,083**	73,871
Day Club		**2,319**	-	-	**2,319**	2,670
George Fentham Meeting Room		**880**	-	-	**880**	6,117
Grants receivable		-	**19,622**	-	**19,622**	28,872
Other trading activities	4	**26,609**	-	-	**26,609**	33,614
Investment income	5	**241,577**	-	-	**241,577**	202,704
Other income		-	-	-	-	34,760
Total		**436,628**	**19,622**	-	**456,250**	468,277
EXPENDITURE ON						
Raising funds	7	**28,711**	-	-	**28,711**	28,241
Charitable activities	8					
Fentham Green		**37,043**	**2,973**	-	**40,016**	114,590
Fentham Hall		**121,689**	**7,977**	-	**129,666**	151,171
Day Club		**7,327**	-	-	**7,327**	7,437
George Fentham Meeting Room		**2,928**	-	-	**2,928**	1,415
Fentham Lodge		**4,729**	-	-	**4,729**	7,642
Arboretum, forestry and fencing		**16,069**	**1,782**	-	**17,851**	20,452
Orbit Response charges		**1,828**	-	-	**1,828**	3,544
Grants payable		**121,077**	-	-	**121,077**	124,079
Support costs		**62,714**	-	-	**62,714**	71,295
Total		**404,115**	**12,732**	-	**416,847**	529,866
Net gains on investments		**7,643**	-	**89,730**	**97,373**	93,755
NET INCOME		**40,156**	**6,890**	**89,730**	**136,776**	32,166
Other recognised gains/(losses)						
Gains on revaluation of fixed assets		-	-	-	-	828,439
Net movement in funds		**40,156**	**6,890**	**89,730**	**136,776**	860,605

The notes form part of these financial statements

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	**2024 Total funds £**	2023 Total funds £
RECONCILIATION OF FUNDS						
Total funds brought forward		**251,409**	**-**	**9,465,415**	**9,716,824**	8,856,219
TOTAL FUNDS CARRIED FORWARD		**291,565**	**6,890**	**9,555,145**	**9,853,600**	9,716,824

The notes form part of these financial statements

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN
ARDEN ENDOWED CHARITY (REGISTERED NUMBER: 04794066)

BALANCE SHEET
31 DECEMBER 2024

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	2024 Total funds £	2023 Total funds £
FIXED ASSETS						
Tangible assets	16	-	-	**6,186,190**	**6,186,190**	6,186,190
Investments						
Investments	17	**369,595**	-	**2,631,221**	**3,000,816**	2,365,359
Investment property	18	-	-	**650,000**	**650,000**	650,000
		369,595	-	**9,467,411**	**9,837,006**	9,201,549
CURRENT ASSETS						
Debtors	19	**37,048**	-	-	**37,048**	52,039
Cash at bank		**57,391**	**9,890**	**87,734**	**155,015**	637,470
		94,439	**9,890**	**87,734**	**192,063**	689,509
CREDITORS						
Amounts falling due within one year	20	**(172,469)**	**(3,000)**	-	**(175,469)**	(174,234)
NET CURRENT ASSETS		**(78,030)**	**6,890**	**87,734**	**16,594**	515,275
TOTAL ASSETS LESS CURRENT LIABILITIES		**291,565**	**6,890**	**9,555,145**	**9,853,600**	9,716,824
NET ASSETS		**291,565**	**6,890**	**9,555,145**	**9,853,600**	9,716,824
FUNDS	21					
Unrestricted funds					**291,565**	251,409
Restricted funds					**6,890**	-
Endowment funds					**9,555,145**	9,465,415
TOTAL FUNDS					**9,853,600**	9,716,824

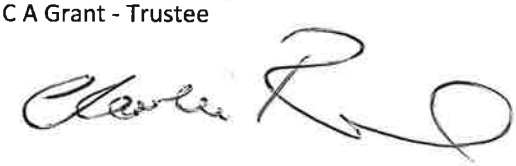
The notes form part of these financial statements

**BALANCE SHEET - continued
31 DECEMBER 2024**

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 9 July 2025 and were signed on its behalf by:

Mrs C A Grant - Trustee



Mr C Rickard - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

General information

The George Fentham Hampton in Arden Charity is a charity incorporated in England and Wales. The address of the charity's registered office is Fentham Hall, Marsh Lane, Hampton-in-Arden, Solihull, West Midlands, B92 0AH.

Accounting convention

The financial statements of the charity, which is a public benefit entity under FRS 102, 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 United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", the Companies Act 2006 and the Charities Act 2011.

The financial statements have been prepared using the historic cost convention as modified by the revaluation of investments and are presented in sterling which is the functional currency of the charity, rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

FINANCIAL REPORTING STANDARD 102 - REDUCED DISCLOSURE EXEMPTIONS

The charity has taken advantage of the following disclosure exemption in preparing these financial statements as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

- the requirement of Section 7 Statement of Cash Flows.

COMPANY STATUS

The charity is a company limited by guarantee. The members of the charity are the trustees named in the Report of the Trustees. In the event of the charity being wound up the liability in respect of the guarantee is limited to £10 per member of the charity.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

The policies adopted for the recognition of income are as follows.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Income from charitable activities includes income earned from services such as residents' contributions and lettings income to raise funds for the charity. Income is received in exchange for supplying services in order to raise funds and is recognised when entitlement has occurred.

continued...

1. ACCOUNTING POLICIES - continued

INCOME

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest receivable. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy, investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest rate method and dividend income is recognised as the charity's right to receive payment is established.

Grant income from other third parties is recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

EXPENDITURE

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

It is categorised under the following headings.

- Expenditure on charitable activities.
- Other expenditure representing those items not falling into the above categories.

Support costs are those that assist with the work of the charity but do not directly represent charitable activities and include office costs, governance costs and other administrative costs.

Grants payable to third parties are within the charity's charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant as this gives rise to a reasonable expectation that the recipient will receive the grant. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

TANGIBLE FIXED ASSETS

Housing land and buildings

Some years ago it was the practice of the charity to include housing land and buildings used for charitable purposes at a nominal value of £1 each (with the exception of Fentham Hall which had a nil value due to the building's nature, usage and position held within the charity) which is in accordance with traditional practice as the properties were considered to be a permanent endowment of the charity at that time.

In order to comply 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 United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019)" and with the Companies Act 2006, these assets have been revalued to their market value by the trustees with the help of the charity's professional adviser, N C Russell MRICS of Nick Russell Associates. They have been included at market value as at 31 December 2024.

The properties involved are Fentham Green (including the Warden's House), the Fentham Hall Caretaker's Lodge and the garage plot at Belle Vue Terrace.

continued...

1. ACCOUNTING POLICIES - continued

TANGIBLE FIXED ASSETS
Commercial and agricultural properties were revalued as at 31 December 2024 by the trustees with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. These have been included at market value as at 31 December 2024.

Fentham Hall, as stated earlier, has no value in the financial statements for charitable purposes in accordance with traditional practice as the property is considered to be a permanent endowment of the charity. However, the trustees did obtain a value "on a contractor's basis" of £1,500,000 in 2017 with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. This is considered only to act as an "aide-memoire" to the financial statements and not as a monetary valuation.

INVESTMENT PROPERTY
Investment property is measured using the fair value model and is stated at its fair value as at the reporting end date. The surplus or deficit on revaluation is recognised in the Statement of Financial Activities.

TAXATION
The charity is exempt from corporation tax on its charitable activities.

EMPLOYEE BENEFITS
When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

CASH AND CASH EQUIVALENTS
Cash and cash equivalents include cash in hand and deposits held at call with banks. Bank overdrafts are shown within borrowings in current liabilities.

INVESTMENTS
Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in "net gains/(losses) on investments" in the Statement of Financial Activities if the investments are publicly traded or their fair value can otherwise be measured reliably.

FUND ACCOUNTING
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

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 statements.

continued...

1. ACCOUNTING POLICIES - continued

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 trade and other receivables 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.

Other financial assets

Other financial assets are initially measured at fair value which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in the income and expenditure account, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as "loans and receivables". Loans and receivables are measured at amortised cost using the effective interest method less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial. The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

Impairment of financial assets

Financial assets, other than those held at fair value through income and expenditure, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected.

If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the income and expenditure account.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in the income and expenditure account.

continued...

1. ACCOUNTING POLICIES - continued

FINANCIAL INSTRUMENTS

Derecognition of financial assets
Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the charity transfers the financial asset and substantially all of the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities
Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Basic financial liabilities
Basic financial liabilities, including trade and other payables 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 receipts discounted at a market rate of interest.

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

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest rate method.

Other financial liabilities
Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in the income and expenditure account in finance costs or finance income as appropriate unless hedge accounting is applied and the hedge is a cash flow hedge.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into.

Derecognition of financial liabilities
Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS
The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

GOING CONCERN
The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from the date of authorising these financial statements. The expected income and expenditure is sufficient with the level of reserves for the charity to continue as a going concern.

continued...

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources.

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

	2024	2023
	£	£
Donations	**461**	353

4. OTHER TRADING ACTIVITIES

	2024	2023
	£	£
Bar income	**26,609**	33,614

5. INVESTMENT INCOME

	2024	2023
	£	£
Rack rents receivable	**76,510**	68,158
Other rental income receivable	**48,000**	46,630
Dividend income receivable	**116,967**	87,837
Bank interest receivable	**100**	79
	241,577	202,704

continued...

6. INCOME FROM CHARITABLE ACTIVITIES

	Fentham Green £	Fentham Hall £	Day Club £
Grants	-	-	-
Residents' contributions	**93,699**	-	-
Lettings income	-	**33,397**	-
Solar panels and wayleaves income	-	**2,686**	-
Day Club and other income	-	-	**2,319**
Meeting room income	-	-	-
Other income	-	**35,000**	-
	93,699	**71,083**	**2,319**

	George Fentham Meeting Room £	Grants receivable £	**2024** Total activities **£**	2023 Total activities £
Grants	-	**19,622**	**19,622**	**28,872**
Residents' contributions	-	-	**93,699**	**85,316**
Lettings income	-	-	**33,397**	**58,322**
Solar panels and wayleaves income	-	-	**2,686**	**2,858**
Day Club and other income	-	-	**2,319**	**2,670**
Meeting room income	**880**	-	**880**	**6,117**
Other income	-	-	**35,000**	**12,691**
	880	19,622	**187,603**	**196,846**

Grants receivable, included in the above, are as follows.

	Unrestricted funds £	**Restricted funds £**	**2024 £**	2023 £
Heart of England Community Foundation: Solihull Wellbeing & Recovery fund	-	-	-	3,333
National Lottery Awards for All: Elderly Lunch Club and Coffee Morning fund	-	-	-	7,500
The Bruce Wake Charitable Trust: Improving Disabled Access fund	-	-	-	2,000

continued...

6. INCOME FROM CHARITABLE ACTIVITIES - continued

Balance carried forward	-	-	-	12,833
	Unrestricted funds £	**Restricted funds £**	**2024 £**	2023 £
Balance brought forward	-	-	-	12,833
The Rowlands Trust:				
Improving Disabled Access fund	-	-	-	2,000
Groundwork UK:				
Orchard fund	-	-	-	14,039
National Highways:				
Permissive Footpath fund	-	2,460	**2,460**	-
29th May 1961 Charity:				
Elderly Support Worker fund	-	3,000	**3,000**	-
National Lottery Community Fund:				
Improving Disabled Access fund	-	14,162	**14,162**	-
	-	19,622	**19,622**	28,872

7. RAISING FUNDS

INVESTMENT MANAGEMENT COSTS

	2024 £	2023 £
Broker's fees	**13,221**	11,535
Surveyor's fees	**15,490**	16,206
Commercial property insurance	**-**	500
	28,711	28,241

continued...

8. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 9)	Grant funding of activities (see note 10)	Support costs (see note 11)	Totals
	£	£	£	£
Fentham Green	**40,016**	-	-	**40,016**
Fentham Hall	**129,666**	-	-	**129,666**
Day Club	**7,327**	-	-	**7,327**
George Fentham Meeting Room	**2,928**	-	-	**2,928**
Fentham Lodge	**4,729**	-	-	**4,729**
Arboretum, forestry and fencing	**17,851**	-	-	**17,851**
Orbit Response charges	**1,828**	-	-	**1,828**
Grants payable	-	**121,077**	-	**121,077**
Support costs	-	-	**62,714**	**62,714**
	204,345	**121,077**	**62,714**	**388,136**

9. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2024	2023
	£	£
Staff costs	**41,648**	40,273
General and water rates	**11,187**	10,781
Insurance	**6,797**	6,127
Light and heat	**16,919**	16,018
Repairs and maintenance	**90,857**	183,971
Garden maintenance	**10,851**	18,842
Telephone and Piper system	**2,009**	1,593
Day Club expenditure	**4,813**	4,798
Day Club expenditure - travelling expenses	**773**	700
Day Club expenditure - entertainment	**1,741**	1,939
Orbit Response charges	**1,828**	3,544
Bar purchases	**14,922**	17,665
	204,345	306,251

continued...

10. GRANTS PAYABLE

	2024	2023
	£	£
Grants payable	**121,077**	124,079

During the year ended 31 December 2024 the charity made the following grants in order to contribute towards the benefit of the inhabitants of Hampton in Arden.

Total grants payable to institutions during the year were as follows.

	2024	2023
	£	£
Educational Foundation of George Fentham	**70,827**	66,000
Hampton Singers	**-**	1,000
Hampton in Arden Pre-School	**4,500**	1,500
The Base	**-**	743
The George Fentham School	**1,614**	2,109
	76,941	71.352

Grants payable are charged in the year when the offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions are fulfilled.

Total grants payable to individuals during the year were as follows.

	2024	2023
	£	£
Scholarship grants	**15,625**	23,583
Hampers	**813**	146
Other grants to individuals	**27,698**	28,998
	44,136	52,727
Total grants payable to institutions and individuals	**121,077**	124,079

continued...

11. SUPPORT COSTS

	Management	Finance	Other	Governance costs	Totals
	£	£	£	£	£
Support costs	**70**	**655**	**29,371**	**32,618**	**62,714**

Support costs, included in the above, are as follows:

	2024 Support costs	2023 Total activities
	£	£
Advertising	**70**	**70**
Bank charges	**655**	**476**
Consultancy fees	**13,974**	**23,398**
Printing, postage and stationery	**382**	**591**
Sundry expenses	**15,015**	**18,406**
Wages	**20,514**	**17,236**
Pensions	**1,698**	**1,421**
Auditors' remuneration	**5,240**	**4,800**
Insurance	**5,166**	**4,897**
	62,714	**71,295**

12. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2024	2023
	£	£
Auditors' remuneration	**5,240**	4,800
Surplus on disposal of fixed assets	**-**	(34,760)

13. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

continued...

13. TRUSTEES' REMUNERATION AND BENEFITS - continued

TRUSTEES' EXPENSES

During the year ended 31 December 2024 a total of £1,717 (2023: £2,002) was reimbursed in expenses to 1 trustee (2023: 2) by the charity.

14. STAFF COSTS

	2024	2023
	£	£
Wages and salaries	**61,776**	57,029
Other pension costs	**2,084**	1,901
	63,860	58,930

The average monthly number of employees during the year was as follows:

	2024	2023
Management and administration	**6**	5

No employees received emoluments in excess of £60,000.

15. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted funds	Endowment fund	Total funds
	£	£	£	£
INCOME AND ENDOWMENTS FROM				
Donations and legacies	353	-	-	353
Charitable activities				
Fentham Green	85,316	-	-	85,316
Fentham Hall	73,871	-	-	73,871
Day Club	2,670	-	-	2,670
George Fentham Meeting Room	6,117	-	-	6,117
Grants receivable	-	28,872	-	28,872
Other trading activities	33,614	-	-	33,614
Investment income	202,704	-	-	202,704
Other income	-	-	34,760	34,760
Total	404,645	28,872	34,760	468,277
EXPENDITURE ON				
Raising funds	28,241	-	-	28,241
Charitable activities				
Fentham Green	114,590	-	-	114,590

continued...

15. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
Fentham Hall	121,884	29,287	-	151,171
Day Club	7,437	-	-	7,437
George Fentham Meeting Room	1,415	-	-	1,415
Fentham Lodge	7,642	-	-	7,642
Arboretum, forestry and fencing	20,452	-	-	20,452
Orbit Response charges	3,544	-	-	3,544
Grants payable	124,079	-	-	124,079
Support costs	71,295	-	-	71,295
Total	500,579	29,287	-	529,866
Net gains on investments	6,197	-	87,558	93,755
NET INCOME/(EXPENDITURE)	(89,737)	(415)	122,318	32,166
Transfers between funds	(415)	415	-	-
Other recognised gains/(losses)				
Gains on revaluation of fixed assets	-	-	828,439	828,439
Net movement in funds	(90,152)	-	950,757	860,605
RECONCILIATION OF FUNDS				
Total funds brought forward	341,561	-	8,514,658	8,856,219
TOTAL FUNDS CARRIED FORWARD	251,409	-	9,465,415	9,716,824

16. TANGIBLE FIXED ASSETS

	Residential Properties £	Commercial and Agricultural £	Totals £
COST OR VALUATION			
At 1 January 2024 and 31 December 2024	**2,330,000**	**3,856,190**	**6,186,190**
NET BOOK VALUE			
At 31 December 2024	**2,330,000**	**3,856,190**	**6,186,190**
At 31 December 2023	2,330,000	3,856,190	6,186,190

continued...

16. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 31 December 2024 is represented by:

	Residential Properties	Commercial and Agricultural	Totals
	£	£	£
Valuation in 2024	2,330,000	3,856,190	6,186,190

Tangible fixed assets were valued on an open market basis on 31 December 2024 by Nick Russell Associates.

Fentham Hall

As in prior years, Fentham Hall has no value in the financial statements as at 31 December 2024 as this property is considered to be a permanent endowment of the charity and not an asset of value. The trustees obtained a value in 2017 "on a contractor's basis" of £1,500,000 with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. This is considered only to act as an "aide-memoire" to the financial statements and not as a monetary valuation.

continued...

17. FIXED ASSET INVESTMENTS

	General Fund 2024	Endowed Capital Fund 2024	Total 2024	Total 2023
	£	£	£	£
Market value at 1 January 2024	**160,727**	**2,204,632**	**2,365,359**	2,276,224
Additions at cost	**215,240**	**585,168**	**800,408**	381,328
Sale proceeds on disposal	**(14,014)**	**(248,310)**	**(262,324)**	(385,948)
Gain/(loss) in the year:				
- realised	**(148)**	**9,081**	**8,933**	6,606
- unrealised	**7,790**	**80,650**	**88,440**	87,149
Market value at 31 December 2024	**369,595**	**2,631,221**	**3,000,816**	2,365,359
Historic cost at 31 December 2024	**369,183**	**2,526,706**	**2,895,889**	2,083,561

ANALYSIS OF INVESTMENTS

	2024	2023
	£	£
UK quoted equities	**297,026**	660,227
UK quoted bonds	**327,135**	174,014
UK cash funds	**549,760**	-
Non-UK quoted equities	**1,758,418**	1,305,718
Non-UK quoted bonds	**68,477**	225,400
	3,000,816	2,365,359

18. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2024 and 31 December 2024	**650,000**
NET BOOK VALUE	
At 31 December 2024	**650,000**
At 31 December 2023	650,000

Fair value at 31 December 2024 is represented by:

	£
Valuation in 2024	**650,000**

Investment properties were valued on an open market basis on 31 December 2024 by Nick Russell Associates.

continued...

19. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Other debtors	**37,048**	38,000
Accrued income	**-**	14,039
	37,048	52,039

20. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade creditors	**7,394**	-
Social security and other taxes	**1,350**	862
Other creditors	**135,777**	161,784
Deferred income	**20,448**	-
Accrued expenses	**10,500**	11,588
	175,469	174,234

Deferred income

Included within deferred income falling due within one year as at 31 December 2024 is grant income and lettings income received in advance by the charity totalling £20,765 (2023: £nil).

21. MOVEMENT IN FUNDS

	At 1.1.24	Net movement in funds	At 31.12.24
	£	£	£
Unrestricted funds			
General fund	**27,648**	**42,198**	**69,846**
Maintenance and Repairs fund	**153,500**	**-**	**153,500**
Biodiversity fund	**70,261**	**(2,042)**	**68,219**
	251,409	**40,156**	**291,565**
Restricted funds			
Improving Disabled Access fund	**-**	**6,185**	**6,185**
Permissive Footpath fund	**-**	**678**	**678**
Elderly Support Worker fund	**-**	**27**	**27**
	-	**6,890**	**6,890**
Endowment funds			
Endowed Capital fund	**9,465,415**	**89,730**	**9,555,145**
TOTAL FUNDS	**9,716,824**	**136,776**	**9,853,600**

continued...

21. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	**436,628**	**(402,073)**	**7,643**	**42,198**
Biodiversity fund	**-**	**(2,042)**	**-**	**(2,042)**
	436,628	**(404,115)**	**7,643**	**40,156**
Restricted funds				
Improving Disabled Access fund	**14,162**	**(7,977)**	**-**	**6,185**
Permissive Footpath fund	**2,460**	**(1,782)**	**-**	**678**
Elderly Support Worker fund	**3,000**	**(2,973)**	**-**	**27**
	19,622	**(12,732)**	**-**	**6,890**
Endowment funds				
Endowed Capital fund	**-**	**-**	**89,730**	**89,730**
TOTAL FUNDS	**456,250**	**(416,847)**	**97,373**	**136,776**

Comparatives for movement in funds

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	41,942	(88,879)	74,585	27,648
Maintenance and Repairs fund	228,500	-	(75,000)	153,500
Biodiversity fund	71,119	(858)	-	70,261
	341,561	(89,737)	(415)	251,409
Restricted funds				
Orchard fund	-	(415)	415	-
Endowment funds				
Endowed Capital fund	8,514,658	950,757	-	9,465,415
TOTAL FUNDS	8,856,219	860,605	-	9,716,824

continued...

21. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	404,645	(499,721)	6,197	(88,879)
Biodiversity fund	-	(858)	-	(858)
	404,645	(500,579)	6,197	(89,737)
Restricted funds				
Solihull Wellbeing & Recovery fund	3,333	(3,333)	-	-
Elderly Lunch Club & Coffee Morning fund	7,500	(7,500)	-	-
Improving Disabled Access fund	4,000	(4,000)	-	-
Orchard fund	14,039	(14,454)	-	(415)
	28,872	(29,287)	-	(415)
Endowment funds				
Endowed Capital fund	34,760	-	915,997	950,757
TOTAL FUNDS	468,277	(529,866)	922,194	860,605

continued...

21. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	41,942	(46,681)	74,585	69,846
Maintenance and Repairs fund	228,500	-	(75,000)	153,500
Biodiversity fund	71,119	(2,900)	-	68,219
	341,561	(49,581)	(415)	291,565
Restricted funds				
Improving Disabled Access fund	-	6,185	-	6,185
Orchard fund	-	(415)	415	-
Permissive Footpath fund	-	678	-	678
Elderly Support Worker fund	-	27	-	27
	-	6,475	415	6,890
Endowment funds				
Endowed Capital fund	8,514,658	1,040,487	-	9,555,145
TOTAL FUNDS	8,856,219	997,381	-	9,853,600

continued...

21. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	841,273	(901,794)	13,840	(46,681)
Biodiversity fund	-	(2,900)	-	(2,900)
	841,273	(904,694)	13,840	(49,581)
Restricted funds				
Solihull Wellbeing & Recovery fund	3,333	(3,333)	-	-
Elderly Lunch Club & Coffee Morning fund	7,500	(7,500)	-	-
Improving Disabled Access fund	18,162	(11,977)	-	6,185
Orchard fund	14,039	(14,454)	-	(415)
Permissive Footpath fund	2,460	(1,782)	-	678
Elderly Support Worker fund	3,000	(2,973)	-	27
	48,494	(42,019)	-	6,475
Endowment funds				
Endowed Capital fund	34,760	-	1,005,727	1,040,487
TOTAL FUNDS	924,527	(946,713)	1,019,567	997,381

Purpose of Unrestricted Funds

General fund

This fund represents the free funds of the charity that are not designated for particular purposes.

Purpose of Designated Funds

Maintenance and Repairs fund

The trustees have established this designated fund for the purpose of providing for general, maintenance and extraordinary repairs concerning the charity's almshouses and other property belonging to the charity.

Biodiversity fund

The trustees have established this designated fund for the purpose of maintaining a wildflower meadow in Hampton-in-Arden.

Purpose of Restricted Funds

Solihull Wellbeing & Recovery fund

This fund represents funding obtained by the charity from the Heart of England Community Foundation in partnership with Solihull Metropolitan Borough Council in order to support ideas and proposals which will contribute to the community response in Hampton-in-Arden to Covid-19 and the subsequent recovery from Covid-19.

This fund was fully expended as at 31 December 2023.

continued...

21. MOVEMENT IN FUNDS - continued

Elderly Lunch Club and Coffee Morning fund
This fund represents funding obtained by the charity from the National Lottery Community Fund to enable the provision of a lunch and coffee group for older people living in Hampton-in-Arden.

This fund was fully expended as at 31 December 2023.

Improving Disabled Access fund
This fund represents funding obtained by the charity from the Bruce Wake Charitable Trust and from the Rowlands Trust during the year ended 31 December 2023 and from the National Lottery Community Fund during the year ended 31 December 2024 to enable the improvement of disabled access to the charity's Fentham Hall.

Orchard fund
This fund represents funding obtained by the charity from Groundwork UK to enable the charity to create an orchard.

This fund was fully expended as at 31 December 2023.

Permissive Footpath fund
This fund represents funding obtained by the charity from National Highways to enable the construction of a permissive footpath.

Elderly Support Workers fund
This fund represents funding obtained by the charity from The 29th May 1961 Charity as a contribution towards the financing of the salary costs of an Elderly Support Worker employed by the charity.

Purpose of Endowed Funds
Endowed Capital fund
This fund represents the historic endowed capital as amended for the revaluation of investments, the income from which is taken to the General fund.

22. EMPLOYEE BENEFIT OBLIGATIONS

The charity contributes to the individual pension plans of certain employees. The assets of these schemes are held separately from those of the charity in independently administered funds.

The total contributions for the year amounted to £2,084 (2023: £1,901) and outstanding contributions as at 31 December 2024 amounted to £148 (2023: £nil).

continued...

23. RELATED PARTY DISCLOSURES

George Fentham Hampton in Arden Endowed Charity
The George Fentham Hampton in Arden Charity is connected with an unincorporated charity called the George Fentham Hampton in Arden Endowed Charity (registered number 226492). Under a Charity Commission uniting direction these financial statements incorporate the transactions of both charities. Both charities are administered by the same set of trustees.

Educational Foundation of George Fentham
The George Fentham Hampton in Arden Charity is also connected with the Educational Foundation of George Fentham (registered number 528816) with both charities being administered by the same set of trustees.

During the year ended 31 December 2024 the George Fentham Hampton in Arden Charity made grants totalling £70,827 (2023: £66,000) to the Educational Foundation of George Fentham.

It also supported the Foundation with scholarship awards to individuals and made payments directly to the beneficiaries.

As at 31 December 2024, included within other creditors falling due within one year, is £135,629 (2023: £108,961) due from the George Fentham Hampton in Arden Charity to the Educational Foundation of George Fentham.

Family Care Trust
Mr D Adams, a trustee of the George Fentham Hampton in Arden Charity, also serves as a member of senior management at Family Care Trust, a charity incorporated in England and Wales (company number 2982937, charity number 1045025).

During the year ended 31 December 2023 services totalling £120 (2023: £60) were supplied by the George Fentham Hampton in Arden Charity to Family Care Trust.

Cameron Grant Memorial Trust
Mrs C A Grant, a trustee of the George Fentham Hampton in Arden Charity, also serves as a trustee of the Cameron Grant Memorial Trust, a charity registered in England and Wales (registered number 1167221).

During the year ended 31 December 2024 services totalling £270 (2023: £250) were supplied by the George Fentham Hampton in Arden Charity to the Cameron Grant Memorial Trust.

Councillor A Rolf
During the year ended 31 December 2024 transactions occurred between the George Fentham Hampton in Arden Charity and close family members of Councillor A Rolf, a trustee of the George Fentham Hampton in Arden Charity.

Remuneration
During the year ended 31 December 2024 close family members of Councillor A Rolf received remuneration from the George Fentham Hampton in Arden Charity totalling £1,587 (2023: £1,332).

Scholarship grant
During the year ended 31 December 2024 close family members of Councillor A Rolf were awarded scholarship grants from the George Fentham Hampton in Arden Charity totalling £250 (2023: £250).

Amounts due to trustees

continued...

23. RELATED PARTY DISCLOSURES - continued

Included within trade creditors as at 31 December 2024 is a sum totalling £438 (2023: £nil) due to Mrs C A Grant, a trustee of the George Fentham Hampton in Arden Charity,

24. OPERATING LEASE COMMITMENTS - LESSOR

At 31 December 2024 the charity had contracted with tenants future minimum lease payments under non-cancellable operating leases as follows.

	2024	2023
	£	£
Within one year	**77,787**	77,787
Between two and five years	**323,428**	319,157
In more than five years	**385,405**	467,283
	786,440	864,227

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY

England & Wales - Charity number 1098618

Accounts

REGISTERED COMPANY NUMBER: 04794066 (England and Wales)
REGISTERED CHARITY NUMBER: 1098618

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

FOR

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

	Page
Report of the Trustees	1 to 7
Report of the Independent Auditors	8 to 10
Statement of Financial Activities	11 to 12
Balance Sheet	13 to 14
Notes to the Financial Statements	15 to 33

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2023. 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 (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Purposes and aims

The George Fentham Hampton in Arden Charity's objects are to administer almshouses, other properties and assets owned by the charity to generate an income and to apply the income for the benefit of the residents of the almshouses and in charitable purposes for the general benefit of the inhabitants of Hampton in Arden.

Its principal activities include the following.

1. The provision of almshouses to provide accommodation for residents living in the area of Hampton in Arden.

2. The provision of a village hall for use by the inhabitants residing in the area of Hampton in Arden.

3. Making grants available to pensioners and residents in need living in the area of Hampton in Arden.

4. Making grants available for charitable educational purposes in the area of Hampton in Arden.

5. Making grants available to organisations or inhabitants residing in the area of Hampton in Arden.

6. To upkeep, repair, maintain and rebuild any of the charity's properties or any other recreational institution being charitable for the general benefit of the residents of the area of Hampton in Arden.

Ensuring our work delivers our aims

We review our aims, objectives and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review looks at the success of each key activity and the benefits they have brought to those groups of people the charity is set up to help. The review also helps ensure that our aims, objectives and activities remained focused on our stated purposes.

The focus of our work

The focus of the charity's work continues to be the to administration of almshouses, other properties and assets owned by the charity to generate an income and to apply the income for the benefit of the residents of the almshouses and in charitable purposes for the general benefit of the inhabitants of Hampton in Arden.

Grantmaking

The charity reviews grant applications from various organisations and individuals who support and deliver the charity's objects.

Potential recipients of grants paid by the charity are reviewed by a sub-committee of the charity on a case by case basis depending upon the available resources of the charity.

The sub-committee then makes a recommendation to the Board of Trustees who make the final decision as to whether a grant recommendation is approved or rejected.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

How our activities deliver public benefit

In setting our objectives and planning our activities the trustees have given careful consideration to the Charity Commission's general guidance on public benefit, including the guidance on public benefit and fee charging.

Our main activities and who we try to help are described below.

All of our charitable activities focus on our ability to improve the conditions of life for the residents of Hampton in Arden.

o Almshouses
The almshouses have been continuously occupied throughout the year with only short breaks whilst premises were redecorated before being relicensed.

o Day Club
The Day Club has continued to be active throughout the year when possible with lunches, outings and functions continuing to be arranged for the occupants of the almshouses and other residents of Hampton in Arden.

o Grants to pensioners
During the year ended 31 December 2023 a total of 27 pensioners (2022: 33) benefited from grants totalling £28,998 (2022: £26,412).

o Grants to organisations and inhabitants
During the year ended 31 December 2023 a total of 3 grants (2022: 3) totalling £3,243 (2022: £1,680) were made by the charity.

o Healthcare
During the year ended 31 December 2023 we paid respite care for residents and paid for 2 inhabitants to have emergency pendants totalling £3,544 (2022: £4,430).

o Scholarship Scheme
The Scholarship Scheme has continued during the year ended 31 December 2023 and 28 candidates (2022: 31) have received grants totalling £23,583 (2022: £18,167) to assist with their higher education expenses.

FINANCIAL REVIEW

Financial position

The Statement of Financial Activities for the year ended 31 December 2023 shows incoming resources for the year totalling £468,277 (2022: £426,052) and resources expended totalling £529,866 (2022: £389,031).

Net incoming resources after realised and unrealised gains and losses on freehold and investment properties and fixed asset investments for the year ended 31 December 2023 amounted to £860,605 (2022:net resources expended after realised and gains and losses on freehold and investment properties and fixed asset investments totalling £150,240).

As a result, the charity's total funds have increased from £8,856,219 as at 31 December 2022 to £9,716,824 as at 31 December 2023.

The trustees consider the current level of funding is adequate to support the continuation of the charity's existing activities.

FINANCIAL REVIEW

Investment policy and objectives

The charity maintains an investment portfolio along with various residential and investment properties in order to provide funds so that the charity may achieve its objectives.

The trustees, in conjunction with its independent investment manager, have made changes to the charity's investment portfolio during the year ended 31 December 2023 as summarised in note 17 to the financial statements.

Reserves policy

The policy for reserves is determined by the long term material need for the maintenance of the charity's almshouses, together with an operating contingency to cover any unexpected shortfall in the charity's income.

The trustees have established a general reserves policy to ensure that the charity can meet the programme for beneficiaries and manage the impact of any unplanned fluctuations in the value of the charity's net income. General reserves provide some protection to the charity and its charitable programme.

At 31 December 2023 the level of free reserves was sufficient to enable the charity to meet its objectives.

FUTURE PLANS

During the coming year the charity will continue to carry out its principal activities to benefit the residents of the charity's almshouses and for the general benefit of the inhabitants of Hampton in Arden.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The George Fentham Hampton in Arden Charity is a company limited by guarantee (registered number 047940660) which was incorporated on 10 June 2003 and achieved charitable status on 17 July 2003 (registered number 1098618).

The charity was established under a Memorandum of Association which established the objects and powers of the charity and is governed under its Articles of Association. In the event of the charity being wound up members are required to contribute an amount not exceeding £10.

Establishment of the charity

The charity was originally established by the Will and Testament of George Fentham in 1696, subsequently constituted by a scheme of the Charity Commissioners on 23 December 1907 and further subject to a scheme of the Charity Commissioners dated 26 September 1980 varied by a scheme made on 20 January 1992 (as modified by the order of the Commissioners). On 19 May 2004 the charity changed its name from George Fentham Hampton in Arden Charity to George Fentham Hampton in Arden Endowed Charity at which time a new charitable company was incorporated and assumed the name of George Fentham Hampton in Arden Charity. The charitable company took over the expendable property of the previous charity except for all land defined as permanent endowment which is vested in the new company as trustee to be held in trust on the terms of the original trust.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The following bodies have the right to nominate the following number of trustees.

- Two trustees shall be nominated by the Borough Council of Solihull.
- One trustee shall be appointed by the Justices of the Solihull Petty Division.
- Three trustees shall be appointed by the Parish Council of Hampton in Arden.

The trustees also have the right to co-opt up to four additional trustees by resolution passed at an extraordinary general meeting of the charity.

The maximum length of term of office for trustees nominated by the Borough Council of Solihull and for trustees appointed by the Justices of the Solihull Petty Division and the Parish Council of Hampton in Arden is 4 years.

The maximum length of term of office for co-opted trustees is 5 years.

All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in the notes to the financial statements.

Organisational structure

The George Fentham Hampton in Arden Charity is organised so that its Board of Trustees meet regularly to manage the charity's affairs and formulate policy and the trustees are responsible for all policy and financial decision making on behalf of the charity.

In order to do this, a sub-committee of the trustees meets four times per year and receives independent investment advice from the charity's independent investment manager. This sub-committee reports back to the Board of Trustees.

Induction and training of new trustees

Newly appointed trustees are inducted and trained by the existing trustees and are provided with various documentation in order to help them understand the workings of the charity.

Related parties

The George Fentham Hampton in Arden Charity is connected with an unincorporated charity called the George Fentham Hampton in Arden Endowed Charity (registered number 226492). Under a Charity Commission uniting direction these financial statements incorporate the transactions of both charities. Both charities are administered by the same set of trustees.

The George Fentham Hampton in Arden Charity is also connected with the Educational Foundation of George Fentham (registered number 528816) with both charities being administered by the same set of trustees.

In the current year, details of transactions between the George Fentham Hampton in Arden Charity and the Educational Foundation of George Fentham are disclosed in note 23 to the financial statements.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees have examined the major strategic, business and operational risks that the charity faces and confirm that systems have been established to enable regular reporting and review so that necessary steps can be taken to lessen these risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
04794066 (England and Wales)

Registered Charity number
1098618

Registered office
Fentham Hall
Marsh Lane
Hampton-in-Arden
Solihull
West Midlands
B92 OAH

Trustees

Appointed by the Borough Council of Solihull (4 Year Term)

Councillor A Rolf		Term of office expires 19.10.2024
Mrs J Oswald		Term of office expires 8.10.2026

Appointed by the Hampton in Arden Parish Council (4 Year Term)

Dr M Shalley	- resigned 19.04.2023	
Mr T Beresford		Term of office expires 31.10.2026
Mr M Abbott	- resigend 17.01.2024	
Ms S A White	- appointed 05.07.2023	Term of office expires 14.06.2027

Appointed by the Justices of Solihull Petty Sessional Division (4 Year Term)

Mrs A Fisher	Term of office expires 16.10.2026

Co-optative Trustees (5 Year Term)

Mrs C A Grant	Term of office expires 31.10.2027
Mr G Ryland	Term of office expires 15.07.2025
Mr D Adams	Term of office expires 19.10.2025
Mr C Rickard	Term of office expires 24.01.2028

Senior Statutory Auditor
Peter Smith ACA

Auditors
J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

REFERENCE AND ADMINISTRATIVE DETAILS

Clerk to the Trustees and Principal Office
Mrs S Jarratt
George Fentham Meeting Room
Marsh Lane
Hampton in Arden
West Midlands
B92 0AH

Banker
HSBC Bank plc
130 New Street
Birmingham
B2 4JU

Solicitor
Veale Wasborough Vizards LLP
Second Floor
3 Brindleyplace
Birmingham
B1 2JB

Investment manager
Brewin Dolphin Limited
9 Colmore Row
Birmingham
B3 2BJ

Surveyor
N C Russell MRICS
Nick Russell Associates
Lavender Cottage
Lucton
Leominster
Hererfordshire
HR6 9PH

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of George Fentham Hampton in Arden Charity incorporating George Fentham Hampton in Arden Endowed Charity for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, 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 charitable company will continue in business.

STATEMENT OF TRUSTEES' RESPONSIBILITIES - continued

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS
The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 3 July 2024 and signed on its behalf by:

Mrs C A Grant - Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF GEORGE FENTHAM HAMPTON IN ARDEN CHARITY INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY (REGISTERED NUMBER: 04794066)

Opinion

We have audited the financial statements of George Fentham Hampton in Arden Charity incorporating George Fentham Hampton in Arden Endowed Charity (the 'charitable company') for the year ended 31 December 2023 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2023 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error;
- evaluating and understanding the internal control system;
- performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear;
- testing documentation supporting account balances or classes of transactions; and
- confirming accounts receivable and other accounts with a third party.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Peter Smith ACA (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

3 July 2024

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	**2023 Total funds £**	2022 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies	3	**353**	-	-	**353**	2,667
Charitable activities	6					
Fentham Green		**85,316**	-	-	**85,316**	85,792
Fentham Hall		**73,871**	-	-	**73,871**	48,008
Day Club		**2,670**	-	-	**2,670**	2,035
George Fentham Meeting Room		**6,117**	-	-	**6,117**	3,820
Arboretum, forestry and fencing		-	-	-	-	75
Grants receivable		-	**28,872**	-	**28,872**	20,235
Other trading activities	4	**33,614**	-	-	**33,614**	26,954
Investment income	5	**202,704**	-	-	**202,704**	209,466
Other income		-	-	**34,760**	**34,760**	27,000
Total		**404,645**	**28,872**	**34,760**	**468,277**	426,052
EXPENDITURE ON						
Raising funds	7	**28,241**	-	-	**28,241**	26,850
Charitable activities	8					
Fentham Green		**114,590**	-	-	**114,590**	57,356
Fentham Hall		**121,884**	**29,287**	-	**151,171**	106,887
Day Club		**7,437**	-	-	**7,437**	5,883
George Fentham Meeting Room		**1,415**	-	-	**1,415**	1,867
Fentham Lodge		**7,642**	-	-	**7,642**	4,221
Arboretum, forestry and fencing		**20,452**	-	-	**20,452**	13,574
Orbit Response charges		**3,544**	-	-	**3,544**	4,430
Grants payable		**124,079**	-	-	**124,079**	119,062
Support costs		**71,295**	-	-	**71,295**	48,901
Total		**500,579**	**29,287**	-	**529,866**	389,031
Net gains/(losses) on investments		**6,197**	-	**87,558**	**93,755**	(187,261)
NET INCOME/(EXPENDITURE)		**(89,737)**	**(415)**	**122,318**	**32,166**	(150,240)
Transfers between funds	21	**(415)**	**415**	-	-	-
Other recognised gains/(losses)						
Gains on revaluation of fixed assets		-	-	**828,439**	**828,439**	-
Net movement in funds		**(90,152)**	-	**950,757**	**860,605**	(150,240)

The notes form part of these financial statements

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN
ARDEN ENDOWED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	**2023 Total funds £**	2022 Total funds £
RECONCILIATION OF FUNDS						
Total funds brought forward		**341,561**	**-**	**8,514,658**	**8,856,219**	9,006,459
TOTAL FUNDS CARRIED FORWARD		**251,409**	**-**	**9,465,415**	**9,716,824**	8,856,219

The notes form part of these financial statements

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN
ARDEN ENDOWED CHARITY (REGISTERED NUMBER: 04794066)

BALANCE SHEET
31 DECEMBER 2023

	Notes	Unrestricted funds £	Restricted funds £	Endowment fund £	**2023 Total funds £**	2022 Total funds £
FIXED ASSETS						
Tangible assets	16	-	-	**6,186,190**	**6,186,190**	5,357,751
Investments						
Investments	17	**160,727**	-	**2,204,632**	**2,365,359**	2,276,224
Investment property	18	-	-	**650,000**	**650,000**	950,000
		160,727	-	**9,040,822**	**9,201,549**	8,583,975
CURRENT ASSETS						
Debtors	19	**38,000**	**14,039**	-	**52,039**	35,376
Cash at bank		**226,916**	**(14,039)**	**424,593**	**637,470**	370,554
		264,916	-	**424,593**	**689,509**	405,930
CREDITORS						
Amounts falling due within one year	20	**(174,234)**	-	-	**(174,234)**	(133,686)
NET CURRENT ASSETS		**90,682**	-	**424,593**	**515,275**	272,244
TOTAL ASSETS LESS CURRENT LIABILITIES		**251,409**	-	**9,465,415**	**9,716,824**	8,856,219
NET ASSETS		**251,409**	-	**9,465,415**	**9,716,824**	8,856,219
FUNDS	21					
Unrestricted funds					**251,409**	341,561
Endowment funds					**9,465,415**	8,514,658
TOTAL FUNDS					**9,716,824**	8,856,219

The notes form part of these financial statements

continued...

**BALANCE SHEET - continued
31 DECEMBER 2023**

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 3 July 2024 and were signed on its behalf by:

Mrs C A Grant - Trustee

Mr C Rickard - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

General information

The George Fentham Hampton in Arden Charity is a charity incorporated in England and Wales. The address of the charity's registered office is Fentham Hall, Marsh Lane, Hampton-in-Arden, Solihull, West Midlands, B92 0AH.

Accounting convention

The financial statements of the charity, which is a public benefit entity under FRS 102, 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 United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", the Companies Act 2006 and the Charities Act 2011.

The financial statements have been prepared using the historic cost convention as modified by the revaluation of investments and are presented in sterling which is the functional currency of the charity, rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

FINANCIAL REPORTING STANDARD 102 - REDUCED DISCLOSURE EXEMPTIONS

The charity has taken advantage of the following disclosure exemption in preparing these financial statements as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

- the requirement of Section 7 Statement of Cash Flows.

COMPANY STATUS

The charity is a company limited by guarantee. The members of the charity are the trustees named in the Report of the Trustees. In the event of the charity being wound up the liability in respect of the guarantee is limited to £10 per member of the charity.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

The policies adopted for the recognition of income are as follows.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Income from charitable activities includes income earned from services such as residents' contributions and lettings income to raise funds for the charity. Income is received in exchange for supplying services in order to raise funds and is recognised when entitlement has occurred.
Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest receivable. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy, investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest rate method and dividend income is recognised as the charity's right to receive payment is established.

continued...

1. ACCOUNTING POLICIES - continued

INCOME

Grant income from other third parties is recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

EXPENDITURE

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

It is categorised under the following headings.

- Expenditure on charitable activities.
- Other expenditure representing those items not falling into the above categories.

Support costs are those that assist with the work of the charity but do not directly represent charitable activities and include office costs, governance costs and other administrative costs.

Grants payable to third parties are within the charity's charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant as this gives rise to a reasonable expectation that the recipient will receive the grant. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

TANGIBLE FIXED ASSETS

Housing land and buildings

Some years ago it was the practice of the charity to include housing land and buildings used for charitable purposes at a nominal value of £1 each (with the exception of Fentham Hall which had a nil value due to the building's nature, usage and position held within the charity) which is in accordance with traditional practice as the properties were considered to be a permanent endowment of the charity at that time.

In order to comply 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 United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019)" and with the Companies Act 2006, these assets have been revalued to their market value by the trustees with the help of the charity's professional adviser, N C Russell MRICS of Nick Russell Associates. They have been included at market value as at 31 December 2023.

The properties involved are Fentham Green (including the Warden's House), the Fentham Hall Caretaker's Lodge and the garage plot at Belle Vue Terrace.

Commercial and agricultural properties were revalued as at 31 December 2023 by the trustees with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. These have been included at market value as at 31 December 2023.

Fentham Hall, as stated earlier, has no value in the financial statements for charitable purposes in accordance with traditional practice as the property is considered to be a permanent endowment of the charity. However, the trustees did obtain a value "on a contractor's basis" of £1,500,000 in 2017 with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. This is considered only to act as an "aide-memoire" to the financial statements and not as a monetary valuation.

continued...

1. ACCOUNTING POLICIES - continued

INVESTMENT PROPERTY
Investment property is measured using the fair value model and is stated at its fair value as at the reporting end date. The surplus or deficit on revaluation is recognised in the Statement of Financial Activities.

TAXATION
The charity is exempt from corporation tax on its charitable activities.

EMPLOYEE BENEFITS
When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

CASH AND CASH EQUIVALENTS
Cash and cash equivalents include cash in hand and deposits held at call with banks. Bank overdrafts are shown within borrowings in current liabilities.

INVESTMENTS
Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in "net gains/(losses) on investments" in the Statement of Financial Activities if the investments are publicly traded or their fair value can otherwise be measured reliably.

FUND ACCOUNTING
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

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 statements.

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 trade and other receivables 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.

Other financial assets

continued...

1. ACCOUNTING POLICIES - continued

FINANCIAL INSTRUMENTS

Other financial assets are initially measured at fair value which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in the income and expenditure account, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as "loans and receivables". Loans and receivables are measured at amortised cost using the effective interest method less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial. The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

Impairment of financial assets

Financial assets, other than those held at fair value through income and expenditure, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected.

If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the income and expenditure account.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in the income and expenditure account.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the charity transfers the financial asset and substantially all of the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including trade and other payables 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 receipts discounted at a market rate of interest.

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

continued...

1. ACCOUNTING POLICIES - continued

FINANCIAL INSTRUMENTS

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest rate method.

Other financial liabilities
Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in the income and expenditure account in finance costs or finance income as appropriate unless hedge accounting is applied and the hedge is a cash flow hedge.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into.

Derecognition of financial liabilities
Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS
The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

GOING CONCERN
The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from the date of authorising these financial statements. The expected income and expenditure is sufficient with the level of reserves for the charity to continue as a going concern.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources.

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.

continued...

3. DONATIONS AND LEGACIES

	2023	2022
	£	£
Donations	353	-
Grants	-	2,667
	353	2,667

Grants receivable, included in the above, are as follows.

	Unrestricted funds	Restricted funds	2022	2021
	£	£	£	£
Solihull Metropolitan Borough Council:				
Covid-19 revenue grants	2,667	-	2,667	18,269
The Julia and Hans Rausing Trust	-	-	-	8,498
	2,667	-	2,667	26,767

4. OTHER TRADING ACTIVITIES

	2023	2022
	£	£
Bar income	33,614	26,954

5. INVESTMENT INCOME

	2023	2022
	£	£
Rack rents receivable	68,158	67,907
Other rental income receivable	46,630	54,495
Dividend income receivable	87,837	87,053
Bank interest receivable	79	11
	202,704	209,466

continued...

6. INCOME FROM CHARITABLE ACTIVITIES

	Fentham Green £	Fentham Hall £	Day Club £
Grants	-	-	-
Residents' contributions	**85,316**	-	-
Lettings income	-	**58,322**	-
Solar panels and wayleaves income	-	**2,858**	-
Day Club and other income	-	-	**2,670**
Meeting room income	-	-	-
Sale of trees	-	-	-
Other income	-	**12,691**	-
	85,316	**73,871**	**2,670**

	George Fentham Meeting Room £	Grants receivable £	2023 Total activities £	2022 Total activities £
Grants	-	**28,872**	**28,872**	**20,235**
Residents' contributions	-	-	**85,316**	**85,792**
Lettings income	-	-	**58,322**	**45,351**
Solar panels and wayleaves income	-	-	**2,858**	**2,657**
Day Club and other income	-	-	**2,670**	**2,035**
Meeting room income	**6,117**	-	**6,117**	**3,820**
Sale of trees	-	-	-	**75**
Other income	-	-	**12,691**	-
	6,117	**28,872**	**196,846**	**159,965**

Grants receivable, included in the above, are as follows.

	Unrestricted funds £	Restricted funds £	2023 £	2022 £
Heart of England Community Foundation: Solihull Wellbeing & Recovery fund	-	3,333	**3,333**	1,667
National Lottery Awards for All: Elderly Lunch Club and Coffee Morning fund	-	7,500	**7,500**	2,500

continued...

6. INCOME FROM CHARITABLE ACTIVITIES - continued

HS2 Community & Environment Fund: Eastcote Community Allotments fund	-	-	-	16,068
The Bruce Wake Charitable Trust: Improving Disabled Access fund	-	2,000	**2,000**	-
The Rowlands Trust: Improving Disabled Access fund	-	2,000	**2,000**	-
Groundwork UK: Orchard fund	-	14,039	**14,039**	
	-	28,872	**28,872**	20,225

7. RAISING FUNDS

INVESTMENT MANAGEMENT COSTS

	2023	2022
	£	£
Broker's fees	**11,535**	11,807
Surveyor's fees	**16,206**	14,265
Commercial property insurance	**500**	778
	28,241	26,850

8. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 9)	Grant funding of activities (see note 10)	Support costs (see note 11)	Totals
	£	£	£	£
Fentham Green	**114,590**	-	-	**114,590**
Fentham Hall	**151,171**	-	-	**151,171**
Day Club	**7,437**	-	-	**7,437**
George Fentham Meeting Room	**1,415**	-	-	**1,415**
Fentham Lodge	**7,642**	-	-	**7,642**
Arboretum, forestry and fencing	**20,452**	-	-	**20,452**
Orbit Response charges	**3,544**	-	-	**3,544**
Grants payable	-	**124,079**	-	**124,079**
Support costs	-	-	**71,295**	**71,295**
	306,251	**124,079**	**71,295**	**501,625**

continued...

9. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2023	2022
	£	£
Staff costs	**40,273**	34,714
General and water rates	**10,781**	9,069
Insurance	**6,127**	5,304
Light and heat	**16,018**	13,835
Repairs and maintenance	**183,971**	91,850
Garden maintenance	**18,842**	12,189
Telephone and Piper system	**1,593**	1,656
Day Club expenditure	**4,798**	4,430
Day Club expenditure - travelling expenses	**700**	500
Day Club expenditure - entertainment	**1,939**	953
Orbit Response charges	**3,544**	4,430
Bar purchases	**17,665**	15,288
	306,251	194,218

10. GRANTS PAYABLE

	2023	2022
	£	£
Grants payable	**124,079**	119,062

During the year ended 31 December 2023 the charity made the following grants in order to contribute towards the benefit of the inhabitants of Hampton in Arden.

Total grants payable to institutions during the year were as follows.

	2023	2022
	£	£
Educational Foundation of George Fentham	**66,000**	66,000
Hampton Singers	**1,000**	750
Hampton in Arden Pre-School	**1,500**	-
The Base	**743**	780
Almshouse Association Members Day	**-**	150
Lady Katherine Leveson Foundation	**-**	6,120
The George Fentham School	**2,109**	-
	71,352	73,800

Grants payable are charged in the year when the offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions are fulfilled.

Total grants payable to individuals during the year were as follows.

	2023	2022
	£	£

continued...

10. GRANTS PAYABLE - continued

Scholarship grants	**23,583**	18,167
Hampers	**146**	683
Other grants to individuals	**28,998**	26,412
	52,727	45,262
Total grants payable to institutions and individuals	**124,079**	119,062

11. SUPPORT COSTS

	Management	Finance	Other	Governance costs	Totals
	£	£	£	£	£
Support costs	**70**	**476**	**42,395**	**28,354**	**71,295**

Support costs, included in the above, are as follows:

	2023 Support costs	2022 Total activities
	£	£
Advertising	**70**	**475**
Bank charges	**476**	**434**
Website expenses	**-**	**421**
Consultancy fees	**23,398**	**11,198**
Printing, postage and stationery	**591**	**121**
Sundry expenses	**18,406**	**9,002**
Wages	**17,236**	**17,165**
Pensions	**1,421**	**1,437**
Auditors' remuneration	**4,800**	**4,080**
Insurance	**4,897**	**4,568**
	71,295	**48,901**

12. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2023	2022
	£	£
Auditors' remuneration	**4,800**	4,080
Surplus on disposal of fixed assets	**(34,760)**	(27,000)

continued...

13. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

TRUSTEES' EXPENSES

During the year ended 31 December 2023 a total of £2,002 (2022: £1,305) was reimbursed in expenses to 2 trustees (2022: 2) by the charity.

14. STAFF COSTS

	2023	2022
	£	£
Wages and salaries	57,029	51,516
Other pension costs	1,901	1,800
	58,930	53,316

The average monthly number of employees during the year was as follows:

	2023	2022
Management and administration	5	4

No employees received emoluments in excess of £60,000.

15. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted funds	Endowment fund	Total funds
	£	£	£	£
INCOME AND ENDOWMENTS FROM				
Donations and legacies	2,667	-	-	2,667
Charitable activities				
Fentham Green	85,792	-	-	85,792
Fentham Hall	48,008	-	-	48,008
Day Club	2,035	-	-	2,035
George Fentham Meeting Room	3,820	-	-	3,820
Arboretum, forestry and fencing	75	-	-	75
Grants receivable	-	20,235	-	20,235
Other trading activities	26,954	-	-	26,954
Investment income	209,466	-	-	209,466
Other income	-	-	27,000	27,000
Total	378,817	20,235	27,000	426,052
EXPENDITURE ON				
Raising funds	26,850	-	-	26,850
Charitable activities				
Fentham Green	57,356	-	-	57,356

continued...

15. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted funds £	Endowment fund £	Total funds £
Fentham Hall	86,652	20,235	-	106,887
Day Club	5,883	-	-	5,883
George Fentham Meeting Room	1,867	-	-	1,867
Fentham Lodge	4,221	-	-	4,221
Arboretum, forestry and fencing	13,574	-	-	13,574
Orbit Response charges	4,430	-	-	4,430
Grants payable	119,062	-	-	119,062
Support costs	48,901	-	-	48,901
Total	368,796	20,235	-	389,031
Net gains/(losses) on investments	(36,586)	-	(150,675)	(187,261)
NET INCOME/(EXPENDITURE)	(26,565)	-	(123,675)	(150,240)
Transfers between funds	42,988	-	(42,988)	-
Net movement in funds	16,423	-	(166,663)	(150,240)
RECONCILIATION OF FUNDS				
Total funds brought forward	325,138	-	8,681,321	9,006,459
TOTAL FUNDS CARRIED FORWARD	341,561	-	8,514,658	8,856,219

16. TANGIBLE FIXED ASSETS

	Residential Properties £	Commercial and Agricultural £	Totals £
COST OR VALUATION			
At 1 January 2023	**2,330,000**	**3,027,751**	**5,357,751**
Revaluations	**-**	**828,439**	**828,439**
At 31 December 2023	**2,330,000**	**3,856,190**	**6,186,190**
NET BOOK VALUE			
At 31 December 2023	**2,330,000**	**3,856,190**	**6,186,190**
At 31 December 2022	2,330,000	3,027,751	5,357,751

continued...

16. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 31 December 2023 is represented by:

	Residential Properties	Commercial and Agricultural	Totals
	£	£	£
Valuation in 2023	**2,330,000**	**3,856,190**	**6,186,190**

Tangible fixed assets were valued on an open market basis on 31 December 2023 by Nick Russell Associates.

Fentham Hall
As in prior years, Fentham Hall has no value in the financial statements as at 31 December 2023 as this property is considered to be a permanent endowment of the charity and not an asset of value. The trustees obtained a value in 2017 "on a contractor's basis" of £1,500,000 with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. This is considered only to act as an "aide-memoire" to the financial statements and not as a monetary valuation.

17. FIXED ASSET INVESTMENTS

	General Fund 2023	Endowed Capital Fund 2023	Total 2023	Total 2022
	£	£	£	£
Market value at 1 January 2023	**155,059**	**2,121,195**	**2,276,224**	2,440,596
Additions at cost	**15,000**	**366,328**	**381,328**	273,728
Sale proceeds on disposal	**(15,499)**	**(370,499)**	**(385,948)**	(250,839)
Gain/(loss) in the year:				
- realised	**(649)**	**7,255**	**6,606**	13,310
- unrealised	**6,846**	**80,303**	**87,149**	(200,571)
Market value at 31 December 2023	**160,727**	**2,204,632**	**2,365,359**	2,276,224
Historic cost at 31 December 2023	**168,443**	**1,915,118**	**2,083,561**	1,912,507

ANALYSIS OF INVESTMENTS

	2023	2022
	£	£
UK quoted equities	**660,227**	710,031
UK quoted bonds	**174,014**	101,889
Non-UK quoted equities	**1,305,718**	1,245,423
Non-UK quoted bonds	**225,400**	218,881
	2,365,359	2,276,224

continued...

18. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2023	**950,000**
Disposals	**(300,000)**
At 31 December 2023	**650,000**
NET BOOK VALUE	
At 31 December 2023	**650,000**
At 31 December 2022	950,000

Fair value at 31 December 2023 is represented by:

	£
Valuation in 2023	**650,000**

Investment properties were valued on an open market basis on 31 December 2023 by Nick Russell Associates.

19. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Other debtors	**38,000**	19,308
Accrued income	**14,039**	16,068
	52,039	35,376

20. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Social security and other taxes	**862**	-
Other creditors	**161,784**	112,540
Deferred income	**-**	10,833
Accrued expenses	**11,588**	10,313
	174,234	133,686

Deferred income

Included within deferred income falling due within one year as at 31 December 2023 is grant income received in advance by the charity totalling £nil (2022: £10,833).

continued...

21. MOVEMENT IN FUNDS

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	**41,942**	**(88,879)**	**74,585**	**27,648**
Maintenance and Repairs fund	**228,500**	**-**	**(75,000)**	**153,500**
Biodiversity fund	**71,119**	**(858)**	**-**	**70,261**
	341,561	**(89,737)**	**(415)**	**251,409**
Restricted funds				
Orchard fund	**-**	**(415)**	**415**	**-**
Endowment funds				
Endowed Capital fund	**8,514,658**	**950,757**	**-**	**9,465,415**
TOTAL FUNDS	**8,856,219**	**860,605**	**-**	**9,716,824**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	**404,645**	**(499,721)**	**6,197**	**(88,879)**
Biodiversity fund	**-**	**(858)**	**-**	**(858)**
	404,645	**(500,579)**	**6,197**	**(89,737)**
Restricted funds				
Solihull Wellbeing & Recovery fund	**3,333**	**(3,333)**	**-**	**-**
Elderly Lunch Club & Coffee Morning fund	**7,500**	**(7,500)**	**-**	**-**
Improving Disabled Access fund	**4,000**	**(4,000)**	**-**	**-**
Orchard fund	**14,039**	**(14,454)**	**-**	**(415)**
	28,872	**(29,287)**	**-**	**(415)**
Endowment funds				
Endowed Capital fund	**34,760**	**-**	**915,997**	**950,757**
TOTAL FUNDS	**468,277**	**(529,866)**	**922,194**	**860,605**

continued...

21. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	96,638	(22,684)	(32,012)	41,942
Maintenance and Repairs fund	228,500	-	-	228,500
Biodiversity fund	-	(3,881)	75,000	71,119
	325,138	(26,565)	42,988	341,561
Endowment funds				
Endowed Capital fund	8,681,321	(123,675)	(42,988)	8,514,658
TOTAL FUNDS	9,006,459	(150,240)	-	8,856,219

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	378,817	(364,915)	(36,586)	(22,684)
Biodiversity fund	-	(3,881)	-	(3,881)
	378,817	(368,796)	(36,586)	(26,565)
Restricted funds				
Eastcote Community Allotments fund	16,068	(16,068)	-	-
Solihull Wellbeing & Recovery fund	1,667	(1,667)	-	-
Elderly Lunch Club & Coffee Morning fund	2,500	(2,500)	-	-
	20,235	(20,235)	-	-
Endowment funds				
Endowed Capital fund	27,000	-	(150,675)	(123,675)
TOTAL FUNDS	426,052	(389,031)	(187,261)	(150,240)

continued...

21. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	96,638	(111,563)	42,573	27,648
Maintenance and Repairs fund	228,500	-	(75,000)	153,500
Biodiversity fund	-	(4,739)	75,000	70,261
	325,138	(116,302)	42,573	251,409
Restricted funds				
Orchard fund	-	(415)	415	-
Endowment funds				
Endowed Capital fund	8,681,321	827,082	(42,988)	9,465,415
TOTAL FUNDS	9,006,459	710,365	-	9,716,824

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	783,462	(864,636)	(30,389)	(111,563)
Biodiversity fund	-	(4,739)	-	(4,739)
	783,462	(869,375)	(30,389)	(116,302)
Restricted funds				
Eastcote Community Allotments fund	16,068	(16,068)	-	-
Solihull Wellbeing & Recovery fund	5,000	(5,000)	-	-
Elderly Lunch Club & Coffee Morning fund	10,000	(10,000)	-	-
Improving Disabled Access fund	4,000	(4,000)	-	-
Orchard fund	14,039	(14,454)	-	(415)
	49,107	(49,522)	-	(415)
Endowment funds				
Endowed Capital fund	61,760	-	765,322	827,082
TOTAL FUNDS	894,329	(918,897)	734,933	710,365

Purpose of Unrestricted Funds

General fund

This fund represents the free funds of the charity that are not designated for particular purposes.

continued...

21. MOVEMENT IN FUNDS - continued

Purpose of Designated Funds

Maintenance and Repairs fund

The trustees have established this designated fund for the purpose of providing for general, maintenance and extraordinary repairs concerning the charity's almshouses and other property belonging to the charity.

Biodiversity fund

The trustees have established this designated fund for the purpose of maintaining a wildflower meadow in Hampton-in-Arden.

Purpose of Restricted Funds

Eastcote Community Allotments fund

Funding obtained by the charity from HS2's Community and Environment Fund to enable the development and maintenance of new community allotments in Hampton-in-Arden.

This fund was fully expended as at 31 December 2022.

Solihull Wellbeing & Recovery fund

This fund represents funding obtained by the charity from the Heart of England Community Foundation in partnership with Solihull Metropolitan Borough Council in order to support ideas and proposals which will contribute to the community response in Hampton-in-Arden to Covid-19 and the subsequent recovery from Covid-19.

This fund was fully expended as at 31 December 2023.

Elderly Lunch Club and Coffee Morning fund

This fund represents funding obtained by the charity from the National Lottery Community Fund to enable the provision of a lunch and coffee group for older people living in Hampton-in-Arden.

This fund was fully expended as at 31 December 2023.

Improving Disabled Access fund

This fund represents funding obtained by the charity from the Bruce Wake Charitable Trust and from the Rowlands Trust to enable the improvement of disabled access to the charity's Fentham Hall.

This fund was fully expended as at 31 December 2023.

Orchard fund

This fund represents funding obtained by the charity from Groundwork UK to enable the charity to create an orchard.

Purpose of Endowed Funds

Endowed Capital fund

This fund represents the historic endowed capital as amended for the revaluation of investments, the income from which is taken to the General fund.

TRANSFERS BETWEEN FUNDS

Movements between funds as at 31 December 2022 represent movements between the charity's General fund and the charity's restricted Endowed Capital fund.

continued...

22. EMPLOYEE BENEFIT OBLIGATIONS

The charity contributes to the individual pension plans of certain employees. The assets of these schemes are held separately from those of the charity in independently administered funds.

The total contributions for the year amounted to £1,901 (2022: £1,800) and outstanding contributions as at 31 December 2023 amounted to £nil (2022: £nil).

23. RELATED PARTY DISCLOSURES

George Fentham Hampton in Arden Endowed Charity
The George Fentham Hampton in Arden Charity is connected with an unincorporated charity called the George Fentham Hampton in Arden Endowed Charity (registered number 226492). Under a Charity Commission uniting direction these financial statements incorporate the transactions of both charities. Both charities are administered by the same set of trustees.

Educational Foundation of George Fentham
The George Fentham Hampton in Arden Charity is also connected with the Educational Foundation of George Fentham (registered number 528816) with both charities being administered by the same set of trustees.

During the year ended 31 December 2023 the George Fentham Hampton in Arden Charity made grants totalling £66,000 (2022: £66,000) to the Educational Foundation of George Fentham.

It also supported the Foundation with scholarship awards to individuals and made payments directly to the beneficiaries.

As at 31 December 2023, included within other creditors falling due within one year, is £108,961 (2022: £99,961) due from the George Fentham Hampton in Arden Charity to the Educational Foundation of George Fentham.

Family Care Trust
Mr D Adams, a trustee of the George Fentham Hampton in Arden Charity, also serves as a member of senior management at Family Care Trust, a charity incorporated in England and Wales (company number 2982937, charity number 1045025).

During the year ended 31 December 2023 services totalling £60 (2022: £3,840) were supplied by the George Fentham Hampton in Arden Charity to Family Care Trust.

24. OPERATING LEASE COMMITMENTS - LESSOR

At 31 December 2023 the charity had contracted with tenants future minimum lease payments under non-cancellable operating leases as follows.

	2023	2022
	£	£
Within one year	**77,787**	96,787
Between two and five years	**319,157**	351,563
In more than five years	**467,283**	549,081
	864,227	997,431

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY

England & Wales - Charity number 1098618

Accounts

REGISTERED COMPANY NUMBER: 04794066 (England and Wales)
REGISTERED CHARITY NUMBER: 1098618

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

FOR

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

	Page
Report of the Trustees	1 to 7
Report of the Independent Auditors	8 to 10
Statement of Financial Activities	11
Balance Sheet	12
Notes to the Financial Statements	13 to 32

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2022. 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 (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Purposes and aims

The George Fentham Hampton in Arden Charity's objects are to administer almshouses, other properties and assets owned by the charity to generate an income and to apply the income for the benefit of the residents of the almshouses and in charitable purposes for the general benefit of the inhabitants of Hampton in Arden.

Its principal activities include the following.

1. The provision of almshouses to provide accommodation for residents living in the area of Hampton in Arden.

2. The provision of a village hall for use by the inhabitants residing in the area of Hampton in Arden.

3. Making grants available to pensioners and residents in need living in the area of Hampton in Arden.

4. Making grants available for charitable educational purposes in the area of Hampton in Arden.

5. Making grants available to organisations or inhabitants residing in the area of Hampton in Arden.

6. To upkeep, repair, maintain and rebuild any of the charity's properties or any other recreational institution being charitable for the general benefit of the residents of the area of Hampton in Arden.

Ensuring our work delivers our aims

We review our aims, objectives and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review looks at the success of each key activity and the benefits they have brought to those groups of people the charity is set up to help. The review also helps ensure that our aims, objectives and activities remained focused on our stated purposes.

The focus of our work

The focus of the charity's work continues to be the to administration of almshouses, other properties and assets owned by the charity to generate an income and to apply the income for the benefit of the residents of the almshouses and in charitable purposes for the general benefit of the inhabitants of Hampton in Arden.

Grantmaking

The charity reviews grant applications from various organisations and individuals who support and deliver the charity's objects.

Potential recipients of grants paid by the charity are reviewed by a sub-committee of the charity on a case by case basis depending upon the available resources of the charity.

The sub-committee then makes a recommendation to the Board of Trustees who make the final decision as to whether a grant recommendation is approved or rejected.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

How our activities deliver public benefit

In setting our objectives and planning our activities the trustees have given careful consideration to the Charity Commission's general guidance on public benefit, including the guidance on public benefit and fee charging.

Our main activities and who we try to help are described below.

All of our charitable activities focus on our ability to improve the conditions of life for the residents of Hampton in Arden.

o Almshouses
The almshouses have been continuously occupied throughout the year with only short breaks whilst premises were redecorated before being relicensed.

o Day Club
The Day Club has continued to be active throughout the year when possible with lunches, outings and functions continuing to be arranged for the occupants of the almshouses and other residents of Hampton in Arden.

o Grants to pensioners
During the year ended 31 December 2022 33 pensioners (2021: 24) benefited from grants totalling £26,412 (2021: £21,903).

o Grants to organisations and inhabitants
During the year ended 31 December 2022 a total of 3 grants (2021: 3) totalling £1,680 (2021: £2,827) were made by the charity.

o Healthcare
During the year ended 31 December 2022 we paid respite care for residents and paid for 47 inhabitants to have emergency pendants totalling £4,430 (2021: £2,858).

o Scholarship Scheme
The Scholarship Scheme has continued during the year ended 31 December 2022 and 31 candidates (2021: 22) have received grants totalling £18,167 (2021: £12,500) to assist with their higher education expenses.

FINANCIAL REVIEW

Financial position

The Statement of Financial Activities for the year ended 31 December 2022 shows incoming resources for the year totalling £426,052 (2021: £330,516) and resources expended totalling £389,031 (2021: £296,629).

Net resources expended after realised and unrealised gains and losses on freehold and investment properties and fixed asset investments for the year ended 31 December 2022 amounted to £150,240 (2021:net incoming resources after realised and gains and losses on freehold and investment properties and fixed asset investments totalling £352,719).

As a result, the charity's total funds have decreased from £9,006,459 as at 31 December 2021 to £8,856,219 as at 31 December 2022.

The trustees consider the current level of funding is adequate to support the continuation of the charity's existing activities.

FINANCIAL REVIEW

Investment policy and objectives

The charity maintains an investment portfolio along with various residential and investment properties in order to provide funds so that the charity may achieve its objectives.

The trustees, in conjunction with its independent investment manager, have made changes to the charity's investment portfolio during the year ended 31 December 2022 as summarised in note 17 to the financial statements.

Reserves policy

The policy for reserves is determined by the long term material need for the maintenance of the charity's almshouses, together with an operating contingency to cover any unexpected shortfall in the charity's income.

The trustees have established a general reserves policy to ensure that the charity can meet the programme for beneficiaries and manage the impact of any unplanned fluctuations in the value of the charity's net income. General reserves provide some protection to the charity and its charitable programme.

At 31 December 2022 the level of free reserves was sufficient to enable the charity to meet its objectives.

FUTURE PLANS

During the coming year the charity will continue to carry out its principal activities to benefit the residents of the charity's almshouses and for the general benefit of the inhabitants of Hampton in Arden.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The George Fentham Hampton in Arden Charity is a company limited by guarantee (registered number 047940660) which was incorporated on 10 June 2003 and achieved charitable status on 17 July 2003 (registered number 1098618).

The charity was established under a Memorandum of Association which established the objects and powers of the charity and is governed under its Articles of Association. In the event of the charity being wound up members are required to contribute an amount not exceeding £10.

Establishment of the charity

The charity was originally established by the Will and Testament of George Fentham in 1696, subsequently constituted by a scheme of the Charity Commissioners on 23 December 1907 and further subject to a scheme of the Charity Commissioners dated 26 September 1980 varied by a scheme made on 20 January 1992 (as modified by the order of the Commissioners). On 19 May 2004 the charity changed its name from George Fentham Hampton in Arden Charity to George Fentham Hampton in Arden Endowed Charity at which time a new charitable company was incorporated and assumed the name of George Fentham Hampton in Arden Charity. The charitable company took over the expendable property of the previous charity except for all land defined as permanent endowment which is vested in the new company as trustee to be held in trust on the terms of the original trust.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The following bodies have the right to nominate the following number of trustees.

- Two trustees shall be nominated by the Borough Council of Solihull.
- One trustee shall be appointed by the Justices of the Solihull Petty Division.
- Three trustees shall be appointed by the Parish Council of Hampton in Arden.

The trustees also have the right to co-opt up to four additional trustees by resolution passed at an extraordinary general meeting of the charity.

The maximum length of term of office for trustees nominated by the Borough Council of Solihull and for trustees appointed by the Justices of the Solihull Petty Division and the Parish Council of Hampton in Arden is 4 years.

The maximum length of term of office for co-opted trustees is 5 years.

All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in the notes to the financial statements.

Organisational structure

The George Fentham Hampton in Arden Charity is organised so that its Board of Trustees meet regularly to manage the charity's affairs and formulate policy and the trustees are responsible for all policy and financial decision making on behalf of the charity.

In order to do this, a sub-committee of the trustees meets four times per year and receives independent investment advice from the charity's independent investment manager. This sub-committee reports back to the Board of Trustees.

Induction and training of new trustees

Newly appointed trustees are inducted and trained by the existing trustees and are provided with various documentation in order to help them understand the workings of the charity.

Related parties

The George Fentham Hampton in Arden Charity is connected with an unincorporated charity called the George Fentham Hampton in Arden Endowed Charity (registered number 226492). Under a Charity Commission uniting direction these financial statements incorporate the transactions of both charities. Both charities are administered by the same set of trustees.

The George Fentham Hampton in Arden Charity is also connected with the Educational Foundation of George Fentham (registered number 528816) with both charities being administered by the same set of trustees.

In the current year, details of transactions between the George Fentham Hampton in Arden Charity and the Educational Foundation of George Fentham are disclosed in note 24 to the financial statements.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees have examined the major strategic, business and operational risks that the charity faces and confirm that systems have been established to enable regular reporting and review so that necessary steps can be taken to lessen these risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
04794066 (England and Wales)

Registered Charity number
1098618

Registered office
Fentham Hall
Marsh Lane
Hampton-in-Arden
Solihull
West Midlands
B92 OAH

Trustees

Appointed by the Borough Council of Solihull (4 Year Term)		
Councillor A Rolf		Term of office expires 19.10.2024
Mrs J Oswald		Term of office expires 8.10.2026
Appointed by the Hampton in Arden Parish Council (4 Year Term)		
Dr M Shalley	- resigned 19.04.2023	
Mr T Beresford		Term of office expires 31.10.2024
Mr M Abbott	- appointed 12.01.2022	Term of office expires 12.01.2026
Ms S White	- appointed 14.06.2023	Term of office expires 14.06.2027
Appointed by the Justices of Solihull Petty Sessional Division (4 Year Term)		
Mrs A Fisher		Term of office expires 16.10.2026
Co-optative Trustees (5 Year Term)		
Mrs C A Grant		Term of office expires 31.10.2027
Mr G Ryland		Term of office expires 15.07.2025
Mr D Adams		Term of office expires 19.10.2025
Mr C Rickard		Term of office expires 24.01.2028

Senior Statutory Auditor
Peter Smith ACA

REFERENCE AND ADMINISTRATIVE DETAILS

Auditors
J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Clerk to the Trustees and Principal Office
Mrs S Jarratt
George Fentham Meeting Room
Marsh Lane
Hampton in Arden
West Midlands
B92 0AH

Banker
HSBC Bank plc
130 New Street
Birmingham
B2 4JU

Solicitor
Veale Wasborough Vizards LLP
Second Floor
3 Brindleyplace
Birmingham
B1 2JB

Investment manager
Brewin Dolphin Limited
9 Colmore Row
Birmingham
B3 2BJ

Surveyor
N C Russell MRICS
Nick Russell Associates
Lavender Cottage
Lucton
Leominster
Hererfordshire
HR6 9PH

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of George Fentham Hampton in Arden Charity incorporating George Fentham Hampton in Arden Endowed Charity for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, 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 charitable company 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 charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

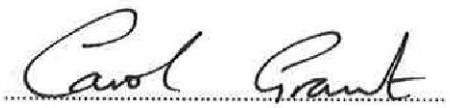
- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 5 July 2023 and signed on its behalf by:



Mrs C A Grant - Trustee

Opinion

We have audited the financial statements of George Fentham Hampton in Arden Charity incorporating George Fentham Hampton in Arden Endowed Charity (the 'charitable company') for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:
- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:
- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees
As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error;
- evaluating and understanding the internal control system;
- performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear;
- testing documentation supporting account balances or classes of transactions; and
- confirming accounts receivable and other accounts with a third party.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Peter Smith ACA (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Date: 5 July 2023

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted funds £	Endowment fund £	Restricted funds £	**2022 Total funds £**	2021 Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies	3	**2,667**	-	-	**2,667**	28,459
Charitable activities	6					
Fentham Green		**85,792**	-	-	**85,792**	85,136
Fentham Hall		**48,008**	-	-	**48,008**	27,338
Day Club		**2,035**	-	-	**2,035**	820
George Fentham Meeting Room		**3,820**	-	-	**3,820**	2,110
Arboretum, forestry and fencing		**75**	-	-	**75**	255
Grants receivable		-	-	**20,235**	**20,235**	-
Other trading activities	4	**26,954**	-	-	**26,954**	-
Investment income	5	**209,466**	-	-	**209,466**	186,398
Surplus on sale of Land		**-**	**27,000**	**-**	**27,000**	-
Total		**378,817**	**27,000**	**20,235**	**426,052**	330,516
EXPENDITURE ON						
Raising funds	7	**26,850**	-	-	**26,850**	22,281
Charitable activities	8					
Fentham Green		**57,356**	-	-	**57,356**	49,469
Fentham Hall		**86,652**	-	**20,235**	**106,887**	55,784
Day Club		**5,883**	-	-	**5,883**	5,966
George Fentham Meeting Room		**1,867**	-	-	**1,867**	3,347
Fentham Lodge		**4,221**	-	-	**4,221**	2,849
Arboretum, forestry and fencing		**13,574**	-	-	**13,574**	10,509
Orbit Response charges		**4,430**	-	-	**4,430**	2,658
Grants payable		**119,062**	-	-	**119,062**	102,489
Support costs		**48,901**	-	-	**48,901**	41,277
Total		**368,796**	-	**20,235**	**389,031**	296,629
Net gains/(losses) on investments		**(36,586)**	**(150,675)**	-	**(187,261)**	318,832
NET INCOME/(EXPENDITURE)		**(26,565)**	**(123,675)**	-	**(150,240)**	352,719
Transfers between funds	21	**42,988**	**(42,988)**	-	-	-
Net movement in funds		**16,423**	**(166,663)**	-	**(150,240)**	352,719
RECONCILIATION OF FUNDS						
Total funds brought forward		**325,138**	**8,681,321**	-	**9,006,459**	8,653,740
TOTAL FUNDS CARRIED FORWARD		**341,561**	**8,514,658**	-	**8,856,219**	9,006,459

The notes form part of these financial statements

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN
ARDEN ENDOWED CHARITY (REGISTERED NUMBER: 04794066)

BALANCE SHEET
31 DECEMBER 2022

	Notes	Unrestricted funds £	Endowment fund £	Restricted funds £	**2022 Total funds £**	2021 Total funds £
FIXED ASSETS						
Tangible assets	16	-	**5,357,751**	-	**5,357,751**	5,360,751
Investments						
Investments	17	**155,029**	**2,121,195**	-	**2,276,224**	2,440,596
Investment property	18	-	**950,000**	-	**950,000**	950,000
		155,029	**8,428,946**	-	**8,583,975**	8,751,347
CURRENT ASSETS						
Debtors	19	**19,308**	-	**16,068**	**35,376**	15,045
Cash at bank		**289,597**	**85,712**	**(4,755)**	**370,554**	329,823
		308,905	**85,712**	**11,313**	**405,930**	344,868
CREDITORS						
Amounts falling due within one year	20	**(122,373)**	-	**(11,313)**	**(133,686)**	(89,756)
NET CURRENT ASSETS		**186,532**	**85,712**	-	**272,244**	255,112
TOTAL ASSETS LESS CURRENT LIABILITIES		**341,561**	**8,514,658**	-	**8,856,219**	9,006,459
NET ASSETS		**341,561**	**8,514,658**	-	**8,856,219**	9,006,459
FUNDS	21					
Unrestricted funds					**341,561**	325,138
Endowment funds					**8,514,658**	8,681,321
Restricted funds					-	-
TOTAL FUNDS					**8,856,219**	9,006,459

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 5 July 2023 and were signed on its behalf by:

Mrs C A Grant - Trustee

Mr C Rickard - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

General information

The George Fentham Hampton in Arden Charity is a charity incorporated in England and Wales. The address of the charity's registered office is Fentham Hall, Marsh Lane, Hampton-in-Arden, Solihull, West Midlands, B92 0AH.

Accounting convention

The financial statements of the charity, which is a public benefit entity under FRS 102, 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 United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", the Companies Act 2006 and the Charities Act 2011.

The financial statements have been prepared using the historic cost convention as modified by the revaluation of investments and are presented in sterling which is the functional currency of the charity, rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

FINANCIAL REPORTING STANDARD 102 - REDUCED DISCLOSURE EXEMPTIONS

The charity has taken advantage of the following disclosure exemption in preparing these financial statements as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

- the requirement of Section 7 Statement of Cash Flows.

COMPANY STATUS

The charity is a company limited by guarantee. The members of the charity are the trustees named in the Report of the Trustees. In the event of the charity being wound up the liability in respect of the guarantee is limited to £10 per member of the charity.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

The policies adopted for the recognition of income are as follows.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Income from charitable activities includes income earned from services such as residents' contributions and lettings income to raise funds for the charity. Income is received in exchange for supplying services in order to raise funds and is recognised when entitlement has occurred.

continued...

1. ACCOUNTING POLICIES - continued

INCOME

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest receivable. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy, investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest rate method and dividend income is recognised as the charity's right to receive payment is established.

Grant income from other third parties is recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

EXPENDITURE

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

It is categorised under the following headings.

- Expenditure on charitable activities.
- Other expenditure representing those items not falling into the above categories.

Support costs are those that assist with the work of the charity but do not directly represent charitable activities and include office costs, governance costs and other administrative costs.

Grants payable to third parties are within the charity's charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant as this gives rise to a reasonable expectation that the recipient will receive the grant. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

TANGIBLE FIXED ASSETS

Residential properties

Some years ago it was the practice of the charity to include housing land and buildings used for charitable purposes at a nominal value of £1 each (with the exception of Fentham Hall which had a nil value due to the building's nature, usage and position held within the charity) which is in accordance with traditional practice as the properties were considered to be a permanent endowment of the charity at that time.

In order to comply 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 United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019)" and with the Companies Act 2006, these assets have been revalued to their market value by the trustees with the help of the charity's professional adviser, N C Russell MRICS of Nick Russell Associates. They have been included at market value as at 31 December 2022.

The properties involved are Fentham Green (including the Warden's House), the Fentham Hall Caretaker's Lodge and the garage plot at Belle Vue Terrace.

continued...

1. ACCOUNTING POLICIES - continued

TANGIBLE FIXED ASSETS
Commercial and agricultural properties were revalued as at 31 December 2017 by the trustees with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. These have been included at market value as at 31 December 2022.

Fentham Hall, as stated earlier, has no value in the financial statements for charitable purposes in accordance with traditional practice as the property is considered to be a permanent endowment of the charity and is, therefore, not included in the financial statements valued as at 31 December 2022. However, the trustees did obtain a value "on a contractor's basis" of £1,500,000 in 2017 with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. This is considered only to act as an "aide-memoire" to the financial statements and not as a monetary valuation.

INVESTMENT PROPERTY
Investment property is measured using the fair value model and is stated at its fair value as at the reporting end date. The surplus or deficit on revaluation is recognised in the Statement of Financial Activities.

TAXATION
The charity is exempt from corporation tax on its charitable activities.

EMPLOYEE BENEFITS
When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

CASH AND CASH EQUIVALENTS
Cash and cash equivalents include cash in hand and deposits held at call with banks. Bank overdrafts are shown within borrowings in current liabilities.

INVESTMENTS
Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in "net gains/(losses) on investments" in the Statement of Financial Activities if the investments are publicly traded or their fair value can otherwise be measured reliably.

FUND ACCOUNTING
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

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 statements.

continued...

1. ACCOUNTING POLICIES - continued

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 trade and other receivables 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.

Other financial assets

Other financial assets are initially measured at fair value which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in the income and expenditure account, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as "loans and receivables". Loans and receivables are measured at amortised cost using the effective interest method less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial. The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

Impairment of financial assets

Financial assets, other than those held at fair value through income and expenditure, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected.

If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the income and expenditure account.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in the income and expenditure account.

continued...

1. ACCOUNTING POLICIES - continued

FINANCIAL INSTRUMENTS

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the charity transfers the financial asset and substantially all of the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including trade and other payables 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 receipts discounted at a market rate of interest.

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

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest rate method.

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in the income and expenditure account in finance costs or finance income as appropriate unless hedge accounting is applied and the hedge is a cash flow hedge.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

GOING CONCERN

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The expected income and expenditure is sufficient with the level of reserves for the charity to continue as a going concern.

continued...

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources.

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

	2022	2021
	£	£
Donations	-	1,690
Grants	**2,667**	26,769
	2,667	28,459

Grants receivable, included in the above, are as follows.

	Unrestricted funds	Restricted funds	2022	2021
	£	£	£	£
Solihull Metropolitan Borough Council:				
Covid-19 revenue grants	2,667	-	**2,667**	18,269
The Julia and Hans Rausing Trust	-	-	-	8,500
	2,667	-	**2,667**	26,769

4. OTHER TRADING ACTIVITIES

	2022	2021
	£	£
Bar income	**26,954**	-

continued...

5. INVESTMENT INCOME

	2022	2021
	£	£
Rack rents receivable	**67,907**	52,561
Other rental income receivable	**54,495**	55,350
Dividend income receivable	**87,053**	78,487
Bank interest receivable	**11**	-
	209,466	186,398

6. INCOME FROM CHARITABLE ACTIVITIES

	Fentham Green	Fentham Hall	Day Club	George Fentham Meeting Room
	£	£	£	£
Grants	-	-	-	-
Residents' contributions	**85,792**	-	-	-
Lettings income	-	**45,351**	-	-
Solar panels and wayleaves income	-	**2,657**	-	-
Day Club and other income	-	-	**2,035**	-
Meeting room income	-	-	-	**3,820**
Sale of trees	-	-	-	-
	85,792	**48,008**	**2,035**	**3,820**

	Arboretum, forestry and fencing	Grants receivable	2022 Total activities	2021 Total 2021
	£	£	£	£
Grants	-	**20,235**	**20,235**	-
Residents' contributions	-	-	**85,792**	**85,136**
Lettings income	-	-	**45,351**	**24,838**
Solar panels and wayleaves income	-	-	**2,657**	**2,500**
Day Club and other income	-	-	**2,035**	**820**
Meeting room income	-	-	**3,820**	**2,110**
Sale of trees	**75**	-	**75**	**255**
	75	**20,235**	**159,965**	**115,659**

continued...

6. INCOME FROM CHARITABLE ACTIVITIES - continued

Grants receivable, included in the above, are as follows.

	Unrestricted funds £	Restricted funds £	2022 £	2021 £
Heart of England Community Foundation: Solihull Wellbeing & Recovery fund	-	1,667	**1,667**	-
National Lottery Awards for All: Elderly Lunch Club and Coffee Morning fund	-	2,500	**2,500**	-
HS2 Community & Environment Fund: Eastcote Community Allotments fund		16,068	**16,068**	-
	-	20,235	**20,235**	-

7. RAISING FUNDS

INVESTMENT MANAGEMENT COSTS

	2022 £	2021 £
Broker's fees	**11,807**	11,048
Surveyor's fees	**14,265**	10,380
Commercial property insurance	**778**	853
	26,850	22,281

continued...

8. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 9)	Grant funding of activities (see note 10)	Support costs (see note 11)	Totals
	£	£	£	£
Fentham Green	**57,357**	-	-	**57,357**
Fentham Hall	**106,887**	-	-	**106,887**
Day Club	**5,883**	-	-	**5,883**
George Fentham Meeting Room	**1,867**	-	-	**1,867**
Fentham Lodge	**4,221**	-	-	**4,221**
Arboretum, forestry and fencing	**13,574**	-	-	**13,574**
Orbit Response charges	**4,430**	-	-	**4,430**
Grants payable	-	**119,062**	-	**119,062**
Support costs	-	-	**48,901**	**48,901**
	194,219	**119,062**	**48,901**	**362,182**

9. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2022	2021
	£	£
Staff costs	**34,714**	28,097
General and water rates	**9,069**	6,905
Insurance	**5,304**	3,755
Light and heat	**13,835**	10,373
Repairs and maintenance	**91,851**	60,179
Garden maintenance	**12,189**	10,096
Telephone and Piper system	**1,656**	2,553
Day Club expenditure	**5,883**	5,966
Orbit Response charges	**4,430**	2,658
Bar purchases	**15,288**	-
	194,219	130,582

continued...

10. GRANTS PAYABLE

	2022	2021
	£	£
Grants payable	**119,062**	102,489

During the year ended 31 December 2022 the charity made the following grants in order to contribute towards the benefit of the inhabitants of Hampton in Arden.

Total grants payable to institutions during the year were as follows.

	2022	2021
	£	£
Educational Foundation of George Fentham	**66,000**	66,000
Hampton Singers	**750**	-
Base	**780**	-
Almshouse Association Members Day	**150**	-
Hampton in Arden Bowls Club	-	500
Lady Katherine Leveson Foundation	**6,120**	-
	73,800	66,500

Grants payable are charged in the year when the offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions are fulfilled.

Total grants payable to individuals during the year were as follows.

	2022	2021
	£	£
Scholarship grants	**18,167**	12,500
Hampers	**683**	699
Other grants to individuals	**26,412**	22,790
	45,262	35,989
Total grants payable to institutions and individuals	**119,062**	102,489

continued...

11. SUPPORT COSTS

	2022	2021
	£	£
Advertising	**475**	70
Bank charges	**434**	85
Website expenses	**421**	-
Consultancy fees	**11,198**	6,475
Printing, postage and stationery	**121**	261
Sundry expenses	**9,002**	9,603
Wages	**17,165**	15,023
Pensions	**1,437**	1,142
Auditors' remuneration	**4,080**	4,560
Insurance	**4,568**	4,058
	48,901	41,277

12. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2022	2021
	£	£
Auditors' remuneration	**4,080**	4,560
Surplus on disposal of Land	**(27,000)**	-

13. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

TRUSTEES' EXPENSES

During the year ended 31 December 2022 a total of £1,305 (2021: £1,499) was reimbursed in expenses to 2 trustees (2021: 2) by the charity.

14. STAFF COSTS

	2022	2021
	£	£
Wages and salaries	**51,516**	43,096
Other pension costs	**1,800**	1,166
	53,316	44,262

The average monthly number of employees during the year was as follows:

	2022	2021
Management and administration	**4**	4

No employees received emoluments in excess of £60,000.

continued...

15. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Endowment fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM				
Donations and legacies	28,459	-	-	28,459
Charitable activities				
Fentham Green	85,136	-	-	85,136
Fentham Hall	27,338	-	-	27,338
Day Club	820	-	-	820
George Fentham Meeting Room	2,110	-	-	2,110
Arboretum, forestry and fencing	255	-	-	255
Investment income	112,894	73,504	-	186,398
Total	257,012	73,504	-	330,516
EXPENDITURE ON				
Raising funds	22,281	-	-	22,281
Charitable activities				
Fentham Green	49,469	-	-	49,469
Fentham Hall	55,784	-	-	55,784
Day Club	5,966	-	-	5,966
George Fentham Meeting Room	3,347	-	-	3,347
Fentham Lodge	2,849	-	-	2,849
Arboretum, forestry and fencing	10,509	-	-	10,509
Orbit Response charges	2,658	-	-	2,658
Grants payable	102,489	-	-	102,489
Support costs	41,277	-	-	41,277
Total	296,629	-	-	296,629
Net gains on investments	20,116	298,716	-	318,832
NET INCOME/(EXPENDITURE)	(19,501)	372,220	-	352,719
RECONCILIATION OF FUNDS				
Total funds brought forward	344,639	8,309,101	-	8,653,740
TOTAL FUNDS CARRIED FORWARD	325,138	8,681,321	-	9,006,459

continued...

16. TANGIBLE FIXED ASSETS

	Residential Properties £	Commercial and Agricultural £	Totals £
COST			
At 1 January 2022	**2,510,251**	**2,850,500**	**5,360,751**
Reclassification of assets	**(180,251)**	**180,251**	-
Disposals	**-**	**(3,000)**	**(3,000)**
At 31 December 2022	**2,330,000**	**2,847,500**	**5,357,751**
NET BOOK VALUE			
At 31 December 2022	**2,330,000**	**3,027,751**	**5,357,751**
At 31 December 2021	2,510,251	2,850,500	5,360,751

Fentham Hall

As in prior years, Fentham Hall has no value in the financial statements as at 31 December 2022 as this property is considered to be a permanent endowment of the charity and not an asset of value. The trustees obtained a value in 2017 "on a contractor's basis" of £1,500,000 with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. This is considered only to act as an "aide-memoire" to the financial statements and not as a monetary valuation.

17. FIXED ASSET INVESTMENTS

	General Fund 2022 £	Endowed Capital Fund 2022 £	Total 2022 £	Total 2021 £
Market value at 1 January 2022	**205,487**	**2,235,109**	**2,440,596**	2,164,361
Additions at cost	**14,500**	**259,228**	**273,728**	274,267
Sale proceeds on disposal	**(28,372)**	**(222,467)**	**(250,839)**	(217,239)
Gain/(loss) in the year:				
- realised	**(1,710)**	**15,020**	**13,310**	20,646
- unrealised	**(34,876)**	**(165,695)**	**(200,571)**	198,561
Market value at 31 December 2022	**155,059**	**2,121,195**	**2,276,224**	2,440,596
Historic cost at 31 December 2022	**179,631**	**1,809,379**	**1,989,010**	1,912,507

ANALYSIS OF INVESTMENTS

	2022 £	2021 £
UK quoted equities	**710,031**	863,336
UK quoted bonds	**101,889**	127,831
Non-UK quoted equities	**1,245,423**	1,221,143
Non-UK quoted bonds	**218,881**	228,286
	2,276,224	2,440,596

continued...

18. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2022 and 31 December 2022	**950,000**
NET BOOK VALUE	
At 31 December 2022	**950,000**
At 31 December 2021	950,000

Investment properties were valued on an open market basis on 31 December 2022 by Nick Russell Associates.

19. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Other debtors	**19,308**	15,045
Accrued income	**16,068**	-
	35,376	15,045

20. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Social security and other taxes	-	1,021
Other creditors	**112,540**	81,736
Deferred income	**10,833**	-
Accrued expenses	**10,313**	6,999
	133,686	89,756

continued...

21. MOVEMENT IN FUNDS

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	**96,638**	**(22,684)**	**(32,012)**	**41,942**
Maintenance and Repairs fund	**228,500**	**-**	**-**	**228,500**
Biodiversity fund	**-**	**(3,881)**	**75,000**	**71,119**
	325,138	**(26,565)**	**42,988**	**341,561**
Endowed Capital fund	**8,681,321**	**(123,675)**	**(42,988)**	**8,514,658**
TOTAL FUNDS	**9,006,459**	**(150,240)**	**-**	**8,856,219**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	**378,817**	**(364,915)**	**(36,586)**	**(22,684)**
Biodiversity fund	**-**	**(3,881)**	**-**	**(3,881)**
Restricted funds				
Eastcote Community Allotments fund	**16,068**	**(16,068)**	**-**	**-**
Solihull Wellbeing & Recovery fund	**1,667**	**(1,667)**	**-**	**-**
Elderly Lunch Club & Coffee Morning fund	**2,500**	**(2,500)**	**-**	**-**
	20,235	**20,235**	**-**	**-**
Endowed Capital fund	**27,000**	**-**	**(150,675)**	**(123,675)**
TOTAL FUNDS	**426,052**	**(389,031)**	**(187,261)**	**(150,240)**

continued...

21. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	116,139	(19,501)	96,638
Maintenance and Repairs fund	228,500	-	228,500
	344,639	(19,501)	325,138
Restricted funds			
Endowed Capital fund	8,309,101	372,220	8,681,321
TOTAL FUNDS	8,653,740	352,719	9,006,459

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	257,012	(296,629)	20,116	(19,501)
Endowed Capital fund	73,504	-	298,716	372,220
TOTAL FUNDS	330,516	(296,629)	318,832	352,719

continued...

21. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.21 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	116,139	(42,185)	(32,012)	41,942
Maintenance and Repairs fund	228,500	-	-	228,500
Biodiversity fund	-	(3,881)	75,000	71,119
	344,639	(42,185)	42,988	341,561
Endowed Capital fund	8,309,101	248,545	(42,988)	8,514,658
TOTAL FUNDS	8,653,740	202,479	-	8,856,219

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	635,829	(661,544)	(16,470)	(42,185)
Biodiversity fund	-	(3,881)	-	(3,881)
Restricted funds				
Eastcote Community Allotments fund	16,068	(16,068)	-	-
Solihull Wellbeing & Recovery fund	1,667	(1,667)	-	-
Elderly Lunch Club & Coffee Morning fund	2,500	(2,500)	-	-
	20,235	(20,235)	-	-
Endowed Capital fund	100,504	-	148,041	248,545
TOTAL FUNDS	756,568	(685,660)	131,571	202,479

continued...

21. MOVEMENT IN FUNDS - continued

Purpose of Unrestricted Funds

General fund

This fund represents the free funds of the charity that are not designated for particular purposes.

Maintenance and Repairs fund

The trustees have established this designated fund for the purpose of providing for general, maintenance and extraordinary repairs concerning the charity's almshouses and other property belonging to the charity.

Biodiversity fund

Funding obtained by the charity to maintain a wildflower meadow in Hampton-in-Arden.

Purpose of Restricted Funds

Solihull Wellbeing & Recovery fund

This fund represents funding obtained by the charity from the Heart of England Community Foundation in partnership with Solihull Metropolitan Borough Council in order to support ideas and proposals which will contribute to the community response in Hampton-in-Arden to Covid-19 and the subsequent recovery from Covid-19. This fund was fully expended as at 31 December 2022.

Elderly Lunch Club and Coffee Morning fund

This fund represents funding obtained by the charity from the National Lottery Community Fund to enable the provision of a lunch and coffee group for older people living in Hampton-in-Arden. This fund was fully expended as at 31 December 2022.

Eastcote Community Allotments fund

Funding obtained by the charity from HS2's Community and Environment Fund to enable the development and maintenance of new community allotments in Hampton-in-Arden. This fund was fully expended as at 31 December 2022.

Endowed Capital fund

This fund represents the historic endowed capital as amended for the revaluation of investments, the income from which is taken to the General fund.

TRANSFERS BETWEEN FUNDS

Movements between funds as at 31 December 2022 represent movements between the charity's General fund and the charity's restricted Endowed Capital fund following a detailed review of the restricted transactions of the Charity.

22. EMPLOYEE BENEFIT OBLIGATIONS

The charity contributes to the individual pension plans of certain employees. The assets of these schemes are held separately from those of the charity in independently administered funds.

The total contributions for the year amounted to £1,800 (2021: £1,166) and outstanding contributions as at 31 December 2022 amounted to £nil (2021: £nil).

continued...

23. RELATED PARTY DISCLOSURES

George Fentham Hampton in Arden Endowed Charity
The George Fentham Hampton in Arden Charity is connected with an unincorporated charity called the George Fentham Hampton in Arden Endowed Charity (registered number 226492). Under a Charity Commission uniting direction these financial statements incorporate the transactions of both charities. Both charities are administered by the same set of trustees.

Educational Foundation of George Fentham
The George Fentham Hampton in Arden Charity is also connected with the Educational Foundation of George Fentham (registered number 528816) with both charities being administered by the same set of trustees.

During the year ended 31 December 2022 the George Fentham Hampton in Arden Charity made grants totalling £66,000 (2021: £66,000) to the Educational Foundation of George Fentham.

It also supported the Foundation with scholarship awards to individuals and made payments directly to the beneficiaries.

As at 31 December 2022, included within other creditors falling due within one year, is £99,961 (2021: £75,961) due from the George Fentham Hampton in Arden Charity to the Educational Foundation of George Fentham.

continued...

24. OPERATING LEASE COMMITMENTS - LESSOR

At 31 December 2022 the charity had contracted with tenants future minimum lease payments under non-cancellable operating leases as follows.

	2022	2021
	£	£
Within one year	**96,787**	96,787
Between two and five years	**351,563**	370,484
In more than five years	**549,081**	626,947
	997,431	1,094,218

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY

England & Wales - Charity number 1098618

Accounts

REGISTERED COMPANY NUMBER: 04794066 (England and Wales)
REGISTERED CHARITY NUMBER: 1098618

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

FOR

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

	Page
Report of the Trustees	1 to 7
Report of the Independent Auditors	8 to 10
Statement of Financial Activities	11
Balance Sheet	12 to 13
Notes to the Financial Statements	14 to 30

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2021. 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 (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Purposes and aims

The George Fentham Hampton in Arden Charity's objects are to administer almshouses, other properties and assets owned by the charity to generate an income and to apply the income for the benefit of the residents of the almshouses and in charitable purposes for the general benefit of the inhabitants of Hampton in Arden.

Its principal activities include the following.

1. The provision of almshouses to provide accommodation for residents living in the area of Hampton in Arden.

2. The provision of a village hall for use by the inhabitants residing in the area of Hampton in Arden.

3. Making grants available to pensioners and residents in need living in the area of Hampton in Arden.

4. Making grants available for charitable educational purposes in the area of Hampton in Arden.

5. Making grants available to organisations or inhabitants residing in the area of Hampton in Arden.

6. To upkeep, repair, maintain and rebuild any of the charity's properties or any other recreational institution being charitable for the general benefit of the residents of the area of Hampton in Arden.

Ensuring our work delivers our aims

We review our aims, objectives and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review looks at the success of each key activity and the benefits they have brought to those groups of people the charity is set up to help. The review also helps ensure that our aims, objectives and activities remained focused on our stated purposes.

The focus of our work

The focus of the charity's work continues to be the to administration of almshouses, other properties and assets owned by the charity to generate an income and to apply the income for the benefit of the residents of the almshouses and in charitable purposes for the general benefit of the inhabitants of Hampton in Arden.

Grantmaking

The charity reviews grant applications from various organisations and individuals who support and deliver the charity's objects.

Potential recipients of grants paid by the charity are reviewed by a sub-committee of the charity on a case by case basis depending upon the available resources of the charity.

The sub-committee then makes a recommendation to the Board of Trustees who make the final decision as to whether a grant recommendation is approved or rejected.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

How our activities deliver public benefit

In setting our objectives and planning our activities the trustees have given careful consideration to the Charity Commission's general guidance on public benefit, including the guidance on public benefit and fee charging.

Our main activities and who we try to help are described below.

All of our charitable activities focus on our ability to improve the conditions of life for the residents of Hampton in Arden.

o Almshouses
The almshouses have been continuously occupied throughout the year with only short breaks whilst premises were redecorated before being relicensed.

o Day Club
Despite the impact of the Covid-19 virus continuing into 2021 the Day Club has continued to be active throughout the year when possible with lunches, outings and functions continuing to be arranged for the occupants of the almshouses and other residents of Hampton in Arden.

o Grants to pensioners
During the year ended 31 December 2021 24 pensioners (2020: 32) benefited from grants totalling £21,903 (2020: £18,816).

o Grants to organisations and inhabitants
During the year ended 31 December 2021 a total of 3 grants (2020: 5) totalling £2,827 (2020: £5,868) were made by the charity.

o Healthcare
During the year ended 31 December 2021 we paid respite care for residents and paid for 47 inhabitants to have emergency pendants totalling £2,858 (2020: £3,619).

o Scholarship Scheme
The Scholarship Scheme has continued during the year ended 31 December 2021 and 22 candidates (2020: 27) have received grants totalling £12,500 (2020: £13,250) to assist with their higher education expenses.

FINANCIAL REVIEW

Financial position

The Statement of Financial Activities for the year ended 31 December 2021 shows incoming resources for the year totalling £330,516 (2020: £408,304) and resources expended totalling £296,629 (2020: £310,960).

Net incoming resources after realised and unrealised gains and losses on freehold and investment properties and fixed asset investments for the year ended 31 December 2021 amounted to £352,719 (2020: £269,446).

As a result, the charity's total funds have increased from £8,653,740 as at 31 December 2020 to £9,006,459 as at 31 December 2021.

The trustees consider the current level of funding is adequate to support the continuation of the charity's existing activities.

FINANCIAL REVIEW

Investment policy and objectives

The charity maintains an investment portfolio along with various residential and investment properties in order to provide funds so that the charity may achieve its objectives.

The trustees, in conjunction with its independent investment manager, have made changes to the charity's investment portfolio during the year ended 31 December 2021 as summarised in note 15 to the financial statements.

Reserves policy

The policy for reserves is determined by the long term material need for the maintenance of the charity's almshouses, together with an operating contingency to cover any unexpected shortfall in the charity's income.

The trustees have established a general reserves policy to ensure that the charity can meet the programme for beneficiaries and manage the impact of any unplanned fluctuations in the value of the charity's net income. General reserves provide some protection to the charity and its charitable programme.

At 31 December 2021 the level of free reserves was sufficient to enable the charity to meet its objectives.

FUTURE PLANS

During the coming year the charity will continue to carry out its principal activities to benefit the residents of the charity's almshouses and for the general benefit of the inhabitants of Hampton in Arden.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The George Fentham Hampton in Arden Charity is a company limited by guarantee (registered number 047940660) which was incorporated on 10 June 2003 and achieved charitable status on 17 July 2003 (registered number 1098618).

The charity was established under a Memorandum of Association which established the objects and powers of the charity and is governed under its Articles of Association. In the event of the charity being wound up members are required to contribute an amount not exceeding £10.

Establishment of the charity

The charity was originally established by the Will and Testament of George Fentham in 1696, subsequently constituted by a scheme of the Charity Commissioners on 23 December 1907 and further subject to a scheme of the Charity Commissioners dated 26 September 1980 varied by a scheme made on 20 January 1992 (as modified by the order of the Commissioners). On 19 May 2004 the charity changed its name from George Fentham Hampton in Arden Charity to George Fentham Hampton in Arden Endowed Charity at which time a new charitable company was incorporated and assumed the name of George Fentham Hampton in Arden Charity. The charitable company took over the expendable property of the previous charity except for all land defined as permanent endowment which is vested in the new company as trustee to be held in trust on the terms of the original trust.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The following bodies have the right to nominate the following number of trustees.

- Two trustees shall be nominated by the Borough Council of Solihull.
- One trustee shall be appointed by the Justices of the Solihull Petty Division.
- Three trustees shall be appointed by the Parish Council of Hampton in Arden.

The trustees also have the right to co-opt up to four additional trustees by resolution passed at an extraordinary general meeting of the charity.

The maximum length of term of office for trustees nominated by the Borough Council of Solihull and for trustees appointed by the Justices of the Solihull Petty Division and the Parish Council of Hampton in Arden is 4 years.

The maximum length of term of office for co-opted trustees is 5 years.

All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in the notes to the financial statements.

Organisational structure

The George Fentham Hampton in Arden Charity is organised so that its Board of Trustees meet regularly to manage the charity's affairs and formulate policy and the trustees are responsible for all policy and financial decision making on behalf of the charity.

In order to do this, a sub-committee of the trustees meets four times per year and receives independent investment advice from the charity's independent investment manager. This sub-committee reports back to the Board of Trustees.

Induction and training of new trustees

Newly appointed trustees are inducted and trained by the existing trustees and are provided with various documentation in order to help them understand the workings of the charity.

Related parties

The George Fentham Hampton in Arden Charity is connected with an unincorporated charity called the George Fentham Hampton in Arden Endowed Charity (registered number 226492). Under a Charity Commission uniting direction these financial statements incorporate the transactions of both charities. Both charities are administered by the same set of trustees.

The George Fentham Hampton in Arden Charity is also connected with the Educational Foundation of George Fentham (registered number 528816) with both charities being administered by the same set of trustees.

In the current year, details of transactions between the George Fentham Hampton in Arden Charity and the Educational Foundation of George Fentham are disclosed in note 22 to the financial statements.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees have examined the major strategic, business and operational risks that the charity faces and confirm that systems have been established to enable regular reporting and review so that necessary steps can be taken to lessen these risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
04794066 (England and Wales)

Registered Charity number
1098618

Registered office
Fentham Hall
Marsh Lane
Hampton-in-Arden
Solihull
West Midlands
B92 OAH

Trustees

Appointed by the Borough Council of Solihull (4 Year Term)		
Mrs A Rolf		Term of office expires 19.10.2024
Mrs J Oswald		Term of office expires 8.10.2022
Appointed by the Hampton in Arden Parish Council (4 Year Term)		
Dr M Shalley		Term of office expires 31.10.2024
Mrs C Eley	- resigned 31.12.2021	
Mr T Beresford		Term of office expires 11.10.2022
Mr M Abbott	- appointed 12.01.2022	Term of office expires 12.01.2026
Appointed by the Justices of Solihull Petty Sessional Division (4 Year Term)		
Mrs A Fisher		Term of office expires 16.10.2022
Co-optative Trustees (5 Year Term)		
Mrs C A Grant		Term of office expires 31.10.2022
Mr G Ryland		Term of office expires 15.07.2025
Mr D Adams		Term of office expires 19.10.2025
Mr C Rickard		Term of office expires 24.01.2023

Senior Statutory Auditor
Peter Smith ACA

REFERENCE AND ADMINISTRATIVE DETAILS

Auditors
J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Clerk to the Trustees and Principal Office
Mrs S Jarratt
George Fentham Meeting Room
Marsh Lane
Hampton in Arden
West Midlands
B92 0AH

Banker
HSBC Bank plc
130 New Street
Birmingham
B2 4JU

Solicitor
Veale Wasborough Vizards LLP
Second Floor
3 Brindleyplace
Birmingham
B1 2JB

Investment manager
Brewin Dolphin Limited
9 Colmore Row
Birmingham
B3 2BJ

Surveyor
N C Russell MRICS
Nick Russell Associates
Lavender Cottage
Lucton
Leominster
Herefordshire
HR6 9PH

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of George Fentham Hampton in Arden Charity incorporating George Fentham Hampton in Arden Endowed Charity for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, 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 charitable company 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 charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 6 July 2022 and signed on its behalf by:

Mrs C A Grant - Trustee

Opinion

We have audited the financial statements of George Fentham Hampton in Arden Charity incorporating George Fentham Hampton in Arden Endowed Charity (the 'charitable company') for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2021 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error;
- evaluating and understanding the internal control system;
- performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear;
- testing documentation supporting account balances or classes of transactions; and
- confirming accounts receivable and other accounts with a third party.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Peter Smith ACA (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Date: 6 July 2022

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted funds £	Restricted fund £	**2021 Total funds £**	2020 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	3	**28,459**	-	**28,459**	112,500
Charitable activities					
Fentham Green		**85,136**	-	**85,136**	81,713
Fentham Hall		**27,338**	-	**27,338**	16,560
Day Club		**820**	-	**820**	527
George Fentham Meeting Room		**2,110**	-	**2,110**	3,569
Arboretum, forestry and fencing		**255**	-	**255**	-
Investment income	4	**112,894**	**73,504**	**186,398**	193,435
Total		**257,012**	**73,504**	**330,516**	408,304
EXPENDITURE ON					
Raising funds	5	**22,281**	-	**22,281**	19,917
Charitable activities	6				
Fentham Green		**49,469**	-	**49,469**	34,425
Fentham Hall		**55,784**	-	**55,784**	66,579
Day Club		**5,966**	-	**5,966**	5,814
George Fentham Meeting Room		**3,347**	-	**3,347**	2,710
Fentham Lodge		**2,849**	-	**2,849**	2,823
Arboretum, forestry and fencing		**10,509**	-	**10,509**	15,906
Orbit Response charges		**2,658**	-	**2,658**	3,619
Grants payable		**102,489**	-	**102,489**	107,944
Support costs		**41,277**	-	**41,277**	51,223
Total		**296,629**	-	**296,629**	310,960
Net gains on investments		**20,116**	**298,716**	**318,832**	172,102
NET INCOME/(EXPENDITURE)		**(19,501)**	**372,220**	**352,719**	269,446
RECONCILIATION OF FUNDS					
Total funds brought forward		**344,639**	**8,309,101**	**8,653,740**	8,384,294
TOTAL FUNDS CARRIED FORWARD		**325,138**	**8,681,321**	**9,006,459**	8,653,740

The notes form part of these financial statements

BALANCE SHEET
31 DECEMBER 2021

	Notes	Unrestricted funds £	Restricted fund £	**2021 Total funds £**	2020 Total funds £
FIXED ASSETS					
Tangible assets	14	-	**5,360,751**	**5,360,751**	5,421,126
Investments					
Investments	15	**205,487**	**2,235,109**	**2,440,596**	2,164,361
Investment property	16	-	**950,000**	**950,000**	850,000
		205,487	**8,545,860**	**8,751,347**	8,435,487
CURRENT ASSETS					
Debtors	17	**11,788**	**3,257**	**15,045**	53,892
Cash at bank		**197,619**	**132,204**	**329,823**	255,430
		209,407	**135,461**	**344,868**	309,322
CREDITORS					
Amounts falling due within one year	18	**(89,756)**	-	**(89,756)**	(91,069)
NET CURRENT ASSETS		**119,651**	**135,461**	**255,112**	218,253
TOTAL ASSETS LESS CURRENT LIABILITIES		**325,138**	**8,681,321**	**9,006,459**	8,653,740
NET ASSETS		**325,138**	**8,681,321**	**9,006,459**	8,653,740
FUNDS	19				
Unrestricted funds				**325,138**	344,639
Restricted funds				**8,681,321**	8,309,101
TOTAL FUNDS				**9,006,459**	8,653,740

The notes form part of these financial statements

continued...

**BALANCE SHEET - continued
31 DECEMBER 2021**

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 6 July 2022 and were signed on its behalf by:

Mrs C A Grant - Trustee

Mr C Rickard - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

General information

The George Fentham Hampton in Arden Charity is a charity incorporated in England and Wales. The address of the charity's registered office is Fentham Hall, Marsh Lane, Hampton-in-Arden, Solihull, West Midlands, B92 0AH.

Accounting convention

The financial statements of the charity, which is a public benefit entity under FRS 102, 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 United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", the Companies Act 2006 and the Charities Act 2011.

The financial statements have been prepared using the historic cost convention as modified by the revaluation of investments and are presented in sterling which is the functional currency of the charity, rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

FINANCIAL REPORTING STANDARD 102 - REDUCED DISCLOSURE EXEMPTIONS

The charity has taken advantage of the following disclosure exemption in preparing these financial statements as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

- the requirement of Section 7 Statement of Cash Flows.

COMPANY STATUS

The charity is a company limited by guarantee. The members of the charity are the trustees named in the Report of the Trustees. In the event of the charity being wound up the liability in respect of the guarantee is limited to £10 per member of the charity.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

The policies adopted for the recognition of income are as follows.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Income from charitable activities includes income earned from services such as residents' contributions and lettings income to raise funds for the charity. Income is received in exchange for supplying services in order to raise funds and is recognised when entitlement has occurred.

continued...

1. ACCOUNTING POLICIES - continued

INCOME

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest receivable. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy, investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest rate method and dividend income is recognised as the charity's right to receive payment is established.

Grant income from other third parties is recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

EXPENDITURE

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

It is categorised under the following headings.

- Expenditure on charitable activities.
- Other expenditure representing those items not falling into the above categories.

Support costs are those that assist with the work of the charity but do not directly represent charitable activities and include office costs, governance costs and other administrative costs.

Grants payable to third parties are within the charity's charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant as this gives rise to a reasonable expectation that the recipient will receive the grant. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

TANGIBLE FIXED ASSETS

Housing land and buildings

Some years ago it was the practice of the charity to include housing land and buildings used for charitable purposes at a nominal value of £1 each (with the exception of Fentham Hall which had a nil value due to the building's nature, usage and position held within the charity) which is in accordance with traditional practice as the properties were considered to be a permanent endowment of the charity at that time.

In order to comply 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 United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019)" and with the Companies Act 2006, these assets have been revalued to their market value by the trustees with the help of the charity's professional adviser, N C Russell MRICS of Nick Russell Associates. They have been included at market value as at 31 December 2021.

The properties involved are Fentham Green (including the Warden's House), the Fentham Hall Caretaker's Lodge and the garage plot at Belle Vue Terrace.

continued...

1. ACCOUNTING POLICIES - continued

TANGIBLE FIXED ASSETS

Commercial and agricultural properties were revalued as at 31 December 2017 by the trustees with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. These have been included at market value as at 31 December 2021.

Fentham Hall, as stated earlier, has no value in the financial statements for charitable purposes in accordance with traditional practice as the property is considered to be a permanent endowment of the charity and is, therefore, not included in the financial statements valued as at 31 December 2021. However, the trustees did obtain a value "on a contractor's basis" of £1,500,000 in 2017 with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. This is considered only to act as an "aide-memoire" to the financial statements and not as a monetary valuation.

INVESTMENT PROPERTY

Investment property is measured using the fair value model and is stated at its fair value as at the reporting end date. The surplus or deficit on revaluation is recognised in the Statement of Financial Activities.

TAXATION

The charity is exempt from corporation tax on its charitable activities.

EMPLOYEE BENEFITS

When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash in hand and deposits held at call with banks. Bank overdrafts are shown within borrowings in current liabilities.

INVESTMENTS

Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in "net gains/(losses) on investments" in the Statement of Financial Activities if the investments are publicly traded or their fair value can otherwise be measured reliably.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

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 statements.

continued...

1. ACCOUNTING POLICIES - continued

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 trade and other receivables 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.

Other financial assets

Other financial assets are initially measured at fair value which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in the income and expenditure account, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as "loans and receivables". Loans and receivables are measured at amortised cost using the effective interest method less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial. The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

Impairment of financial assets

Financial assets, other than those held at fair value through income and expenditure, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected.

If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the income and expenditure account.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in the income and expenditure account.

continued...

1. ACCOUNTING POLICIES - continued

FINANCIAL INSTRUMENTS

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the charity transfers the financial asset and substantially all of the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including trade and other payables 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 receipts discounted at a market rate of interest.

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

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest rate method.

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in the income and expenditure account in finance costs or finance income as appropriate unless hedge accounting is applied and the hedge is a cash flow hedge.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

GOING CONCERN

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The expected income and expenditure is sufficient with the level of reserves for the charity to continue as a going concern.

continued...

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources.

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

	2021	2020
	£	£
Donations	**1,690**	-
Grants	**26,769**	112,500
	28,459	112,500

Grants received, included in the above, are as follows.

	Unrestricted funds	**Restricted funds**	**2021**	2020
	£	**£**	**£**	£
Solihull Metropolitan Borough Council:				
Covid-19 revenue grants	18,269	-	**18,269**	12,260
National Lottery:				
Covid-19 revenue grant	-	-	-	15,634
The Julia and Hans Rausing Trust	8,500	-	**8,500**	8,498
Elegant Homes	-	-	-	75,000
Other grants received	-	-	-	1,100
	26,769	-	**26,769**	112,500

continued...

4. INVESTMENT INCOME

	2021	2020
	£	£
Rack rents receivable	**52,561**	52,837
Other rental income receivable	**55,350**	67,000
Dividend income receivable	**78,487**	73,594
Bank interest receivable	**-**	4
	186,398	193,435

5. RAISING FUNDS

INVESTMENT MANAGEMENT COSTS

	2021	2020
	£	£
Broker's fees	**11,048**	10,209
Surveyor's fees	**10,380**	8,650
Commercial property insurance	**853**	1,058
	22,281	19,917

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 7)	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
Fentham Green	**49,469**	-	-	**49,469**
Fentham Hall	**55,784**	-	-	**55,784**
Day Club	**5,966**	-	-	**5,966**
George Fentham Meeting Room	**3,347**	-	-	**3,347**
Fentham Lodge	**2,849**	-	-	**2,849**
Orbit Response charges	**2,658**	-	-	**2,658**
Arboretum, forestry and fencing	**10,509**	-	-	**10,509**
Grants payable	-	**102,489**	-	**102,489**
Support costs	-	-	**41,277**	**41,277**
	130,582	**102,489**	**41,277**	**274,348**

continued...

7. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2021	2020
	£	£
Staff costs	**28,097**	27,701
General and water rates	**6,905**	7,705
Insurance	**3,755**	3,668
Light and heat	**10,373**	8,268
Repairs and maintenance	**60,179**	58,032
Garden maintenance	**10,096**	14,981
Telephone and Piper system	**2,553**	2,088
Day Club expenditure	**5,966**	5,814
Orbit Response charges	**2,658**	3,619
	130,582	132,146

8. GRANTS PAYABLE

	2021	2020
	£	£
Grants payable	**102,489**	107,944

During the year ended 31 December 2021 the charity made the following grants in order to contribute towards the benefit of the inhabitants of Hampton in Arden.

Total grants payable to institutions during the year were as follows.

	2021	2020
	£	£
Educational Foundation of George Fentham	**66,000**	69,206
Hampton in Arden Church	**-**	500
Hampton in Arden Badminton Club	**-**	2,000
Hampton in Arden Bowls Club	**500**	-
Lady Katherine Leveson Foundation	**-**	1,634
	66,500	73,340

Grants payable are charged in the year when the offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions are fulfilled.

Total grants payable to individuals during the year were as follows.

	2021	2020
	£	£
Scholarship grants	**12,500**	13,250
Hampers	**699**	804
Other grants to individuals	**22,790**	20,550
	35,989	34,604
Total grants payable to institutions and individuals	**102,489**	107,944

continued...

9. SUPPORT COSTS

Support costs, including governance costs, are as follows:

	2021	2020
	£	£
Advertising	**70**	369
Bank charges	**85**	80
Consultancy fees	**6,475**	15,748
Printing, postage and stationery	**261**	521
Sundry expenses	**9,603**	3,985
Wages	**15,023**	17,253
Pensions	**1,142**	107
Auditors' remuneration	**4,560**	4,440
Insurance	**4,058**	3,894
Legal fees	**-**	4,826
	41,277	51,223

10. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2021	2020
	£	£
Auditors' remuneration	**4,560**	4,440

11. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

continued...

11. TRUSTEES' REMUNERATION AND BENEFITS - continued

TRUSTEES' EXPENSES

During the year ended 31 December 2021 a total of £1,499 (2020: £311) was reimbursed in expenses to 2 trustees (2020: 3) by the charity.

12. STAFF COSTS

	2021	2020
	£	£
Wages and salaries	43,096	44,954
Other pension costs	1,166	107
	44,262	45,061

The average monthly number of employees during the year was as follows:

	2021	2020
Management and administration	4	5

No employees received emoluments in excess of £60,000.

13. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds	Restricted fund	Total funds
	£	£	£
INCOME AND ENDOWMENTS FROM			
Donations and legacies	112,500	-	112,500
Charitable activities			
Fentham Green	81,713	-	81,713
Fentham Hall	16,560	-	16,560
Day Club	527	-	527
George Fentham Meeting Room	3,569	-	3,569
Investment income	123,981	69,454	193,435
Total	338,850	69,454	408,304
EXPENDITURE ON			
Raising funds	19,917	-	19,917
Charitable activities			
Fentham Green	34,425	-	34,425
Fentham Hall	66,579	-	66,579
Day Club	5,814	-	5,814
George Fentham Meeting Room	2,710	-	2,710
Fentham Lodge	2,823	-	2,823

continued...

13. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted fund £	Total funds £
Arboretum, forestry and fencing	15,906	-	15,906
Grants payable	107,944	-	107,944
Support costs	54,842	-	54,842
Total	310,960	-	310,960
Net gains/(losses) on investments	(10,163)	182,265	172,102
NET INCOME	17,727	251,719	269,446
RECONCILIATION OF FUNDS			
Total funds brought forward	326,912	8,057,382	8,384,294
TOTAL FUNDS CARRIED FORWARD	344,639	8,309,101	8,653,740

14. TANGIBLE FIXED ASSETS

	Residential Properties £	Commercial and Agricultural £	Totals £
COST			
At 1 January 2021	**2,510,251**	**2,910,875**	**5,421,126**
Disposals	**-**	**(60,375)**	**(60,375)**
At 31 December 2021	**2,510,251**	**2,850,500**	**5,360,751**
NET BOOK VALUE			
At 31 December 2021	**2,510,251**	**2,850,500**	**5,360,751**
At 31 December 2020	2,510,251	2,910,875	5,421,126

Fentham Hall

As in prior years, Fentham Hall has no value in the financial statements as at 31 December 2021 as this property is considered to be a permanent endowment of the charity and not an asset of value. The trustees obtained a value in 2017 "on a contractor's basis" of £1,500,000 with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. This is considered only to act as an "aide-memoire" to the financial statements and not as a monetary valuation.

continued...

15. FIXED ASSET INVESTMENTS

	General Fund 2021	Endowed Capital Fund 2021	Total 2021	Total 2020
	£	£	£	£
Market value at 1 January 2021	**139,445**	**2,024,916**	**2,164,361**	1,911,079
Additions at cost	**76,729**	**197,538**	**274,267**	611,669
Sale proceeds on disposal	**(30,803)**	**(186,436)**	**(217,239)**	(295,489)
Gain/(loss) in the year:				
- realised	**989**	**19,657**	**20,646**	(26,498)
- unrealised	**19,127**	**179,434**	**198,561**	(36,400)
Market value at 31 December 2021	**205,487**	**2,235,109**	**2,440,596**	2,164,361
Historic cost at 31 December 2021	**190,891**	**1,721,616**	**1,912,507**	1,522,755

ANALYSIS OF INVESTMENTS

	2021	2020
	£	£
UK quoted equities	**863,336**	809,923
UK quoted bonds	**127,831**	163,473
Non-UK quoted equities	**1,221,143**	967,806
Non-UK quoted bonds	**228,286**	223,159
	2,440,596	2,164,361

16. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2021	**850,000**
Revaluation	**100,000**
At 31 December 2021	**950,000**
NET BOOK VALUE	
At 31 December 2021	**950,000**
At 31 December 2020	850,000

Fair value at 31 December 2021 is represented by:

	£
Valuation in 2021	**950,000**

Investment properties were valued on an open market basis on 31 December 2021 by Nick Russell Associates.

continued...

17. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other debtors	**15,045**	53,892

18. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Social security and other taxes	**1,021**	226
Other creditors	**81,736**	76,603
Deferred income	**-**	8,500
Accrued expenses	**6,999**	5,740
	89,756	91,069

19. MOVEMENT IN FUNDS

	At 1.1.21	Net movement in funds	At 31.12.21
	£	£	£
Unrestricted funds			
General fund	**116,139**	**(19,501)**	**96,638**
Maintenance fund	**86,000**	**-**	**86,000**
Extraordinary Repairs fund	**66,500**	**-**	**66,500**
Almshouses Maintenance fund	**76,000**	**-**	**76,000**
	344,639	**(19,501)**	**325,138**
Restricted funds			
Endowed Capital fund	**8,309,101**	**372,220**	**8,681,321**
TOTAL FUNDS	**8,653,740**	**352,719**	**9,006,459**

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	**257,012**	**(296,629)**	**20,116**	**(19,501)**
Restricted funds				
Endowed Capital fund	**73,504**	**-**	**298,716**	**372,220**
TOTAL FUNDS	**330,516**	**(296,629)**	**318,832**	**352,719**

continued...

19. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	98,412	17,727	116,139
Maintenance fund	86,000	-	86,000
Extraordinary Repairs fund	66,500	-	66,500
Almshouses Maintenance fund	76,000	-	76,000
	326,912	17,727	344,639
Restricted funds			
Endowed Capital fund	8,057,382	251,719	8,309,101
TOTAL FUNDS	8,384,294	269,446	8,653,740

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	338,850	(310,960)	(10,163)	17,727
Restricted funds				
Endowed Capital fund	69,454	-	182,265	251,719
TOTAL FUNDS	408,304	(310,960)	172,102	269,446

continued...

19. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.20 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	98,412	(1,774)	96,638
Maintenance fund	86,000	-	86,000
Extraordinary Repairs fund	66,500	-	66,500
Almshouses Maintenance fund	76,000	-	76,000
	326,912	(1,774)	325,138
Restricted funds			
Endowed Capital fund	8,057,382	623,939	8,681,321
TOTAL FUNDS	8,384,294	622,165	9,006,459

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	595,862	(607,589)	9,953	(1,774)
Restricted funds				
Endowed Capital fund	142,958	-	480,981	623,939
TOTAL FUNDS	738,820	(607,589)	490,934	622,165

Purpose of Unrestricted Funds

General fund

This fund represents the free funds of the charity that are not designated for particular purposes.

Purpose of Designated Funds

Maintenance fund, Extraordinary Repairs fund and Almshouses Maintenance fund

The trustees have established these designated funds for the purpose of providing for general, maintenance and extraordinary repairs concerning the charity's almshouses and other property belonging to the charity.

Purpose of Restricted Funds

Endowed Capital fund

This fund represents the historic endowed capital as amended for the revaluation of investments, the income from which is taken to the General fund.

continued...

20. EMPLOYEE BENEFIT OBLIGATIONS

The charity contributes to the individual pension plans of certain employees. The assets of these schemes are held separately from those of the charity in independently administered funds.

The total contributions for the year amounted to £1,166 (2020: £107) and outstanding contributions as at 31 December 2021 amounted to £nil (2020: £3).

21. CONTINGENT LIABILITIES

Hampton-in-Arden Sports Club Limited
The trustees intend to award a grant totalling £75,000 as a contribution towards improving facilities at Hampton-in-Arden Sports Club Limited (limited company registered in England and Wales, company registration number 01179485).

This grant is conditional upon Hampton-in-Arden Sports Club Limited securing planning permission from Solihull MBC and achieving full funding in order to improve facilities at their premises.

As at the time of approving the charity's financial statements for the year ended 31 December 2021 planning permission has not yet been secured by Hampton-in-Arden Sports Club Limited and full funding has not been achieved.

It is the trustees' intention that this grant award will be progressed upon the eventual securing of planning permission and the achievement of full funding by Hampton-in-Arden Sports Club Limited.

Mrs J Oswald, a trustee of the George Fentham Hampton in Arden Charity, was appointed a director of Hampton-in-Arden Sports Club Limited on 7 February 2022.

Mr C Rickard, a trustee of the George Fentham Hampton in Arden Charity, resigned as a director of Hampton-in-Arden Sports Club Limited on 31 January 2022.

22. RELATED PARTY DISCLOSURES

George Fentham Hampton in Arden Endowed Charity
The George Fentham Hampton in Arden Charity is connected with an unincorporated charity called the George Fentham Hampton in Arden Endowed Charity (registered number 226492). Under a Charity Commission uniting direction these financial statements incorporate the transactions of both charities. Both charities are administered by the same set of trustees.

Educational Foundation of George Fentham
The George Fentham Hampton in Arden Charity is also connected with the Educational Foundation of George Fentham (registered number 528816) with both charities being administered by the same set of trustees.

During the year ended 31 December 2021 the George Fentham Hampton in Arden Charity made grants totalling £66,000 (2020: £69,206) to the Educational Foundation of George Fentham.

It also supported the Foundation with a total of 22 scholarship awards to individuals (2020: 27) and made payments directly to the beneficiaries totalling £12,500 (2020: £13,250).

continued...

22. RELATED PARTY DISCLOSURES - continued

As at 31 December 2021, included within other creditors falling due within one year, is £75,961 (2020: £75,961) due from the George Fentham Hampton in Arden Charity to the Educational Foundation of George Fentham.

23. OPERATING LEASE COMMITMENTS - LESSOR

At 31 December 2021 the charity had contracted with tenants future minimum lease payments under non-cancellable operating leases as follows.

	2021	2020
	£	£
Within one year	**96,787**	96,787
Between two and five years	**370,484**	385,565
In more than five years	**626,947**	708,653
	1,094,218	1,191,005

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY

England & Wales - Charity number 1098618

Accounts

REGISTERED COMPANY NUMBER: 04794066 (England and Wales)
REGISTERED CHARITY NUMBER: 1098618

REPORT OF THE TRUSTEES AND

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

FOR

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN ARDEN ENDOWED CHARITY

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

	Page
Report of the Trustees	1 to 7
Report of the Independent Auditors	8 to 10
Statement of Financial Activities	11
Balance Sheet	12 to 13
Notes to the Financial Statements	14 to 28

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN
ARDEN ENDOWED CHARITY (REGISTERED NUMBER: 04794066)

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2020. 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 (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Purposes and aims

The George Fentham Hampton in Arden Charity's objects are to administer almshouses, other properties and assets owned by the charity to generate an income and to apply the income for the benefit of the residents of the almshouses and in charitable purposes for the general benefit of the inhabitants of Hampton in Arden.

Its principal activities include the following.

1. The provision of almshouses to provide accommodation for residents living in the area of Hampton in Arden.

2. The provision of a village hall for use by the inhabitants residing in the area of Hampton in Arden.

3. Making grants available to pensioners and residents in need living in the area of Hampton in Arden.

4. Making grants available for charitable educational purposes in the area of Hampton in Arden.

5. Making grants available to organisations or inhabitants residing in the area of Hampton in Arden.

6. To upkeep, repair, maintain and rebuild any of the charity's properties or any other recreational institution being charitable for the general benefit of the residents of the area of Hampton in Arden.

Ensuring our work delivers our aims

We review our aims, objectives and activities each year. This review looks at what we achieved and the outcomes of our work in the previous 12 months. The review looks at the success of each key activity and the benefits they have brought to those groups of people the charity is set up to help. The review also helps ensure that our aims, objectives and activities remained focused on our stated purposes.

The focus of our work

The focus of the charity's work continues to be the to administration of almshouses, other properties and assets owned by the charity to generate an income and to apply the income for the benefit of the residents of the almshouses and in charitable purposes for the general benefit of the inhabitants of Hampton in Arden.

Grantmaking

The charity reviews grant applications from various organisations and individuals who support and deliver the charity's objects.

Potential recipients of grants paid by the charity are reviewed by a sub-committee of the charity on a case by case basis depending upon the available resources of the charity.

The sub-committee then makes a recommendation to the Board of Trustees who make the final decision as to whether a grant recommendation is approved or rejected.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

How our activities deliver public benefit

In setting our objectives and planning our activities the trustees have given careful consideration to the Charity Commission's general guidance on public benefit, including the guidance on public benefit and fee charging.

Our main activities and who we try to help are described below.

All of our charitable activities focus on our ability to improve the conditions of life for the residents of Hampton in Arden.

Almshouses

The almshouses have been continuously occupied throughout the year with only short breaks whilst premises were redecorated before being relicensed.

Day Club

Despiite the impact of the Covid-19 virus during 2020, the Day Club has continued to be active throughout the year when possible with lunches, outings and functions continuing to be arranged for the occupants of the almshouses and other residents of Hampton in Arden.

Grants to pensioners

During the year ended 31 December 2020 32 pensioners (2019: 27) benefited from grants totalling £18,816 (2019: £22,848).

Grants to organisations and inhabitants

During the year ended 31 December 2020 a total of 5 grants (2019: 9) totalling £5,868 (2019: £6,862) were made by the charity.

Healthcare

During the year ended 31 December 2020 we paid respite care for residents and paid for 47 inhabitants to have emergency pendants totalling £3,619 (2019: £2,903).

Scholarship Scheme

The Scholarship Scheme has continued during the year ended 31 December 2020 and 27 candidates (2019: 36) have received grants totalling £13,250 (2019: £17,667) to assist with their higher education expenses.

FINANCIAL REVIEW

Financial position

The Statement of Financial Activities for the year ended 31 December 2020 shows incoming resources for the year totalling £408,329 (2019: £300,953) and resources expended totalling £310,960 (2019: £308,348).

Net incoming resources after realised and unrealised gains and losses on freehold and investment properties and fixed asset investments for the year ended 31 December 2020 amounted to £269,446 (2019: net resources expended after realised and unrealised gains and losses on freehold and investment properties and fixed asset investments amounting to £610,563).

As a result, the charity's total funds have increased from £8,384,294 as at 31 December 2019 to £8,653,740 as at 31 December 2020.

The trustees consider the current level of funding is adequate to support the continuation of the charity's existing activities.

FINANCIAL REVIEW

Investment policy and objectives

The charity maintains an investment portfolio along with various residential and investment properties in order to provide funds so that the charity may achieve its objectives.

The trustees, in conjunction with its independent investment manager, have made changes to the charity's investment portfolio during the year ended 31 December 2020 as summarised in note 15 to the financial statements.

Reserves policy

The policy for reserves is determined by the long term material need for the maintenance of the charity's almshouses, together with an operating contingency to cover any unexpected shortfall in the charity's income.

The trustees have established a general reserves policy to ensure that the charity can meet the programme for beneficiaries and manage the impact of any unplanned fluctuations in the value of the charity's net income. General reserves provide some protection to the charity and its charitable programme.

At 31 December 2020 the level of free reserves was sufficient to enable the charity to meet its objectives.

FUTURE PLANS

During the coming year the charity will continue to carry out its principal activities to benefit the residents of the charity's almshouses and for the general benefit of the inhabitants of Hampton in Arden.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The George Fentham Hampton in Arden Charity is a company limited by guarantee (registered number 047940660) which was incorporated on 10 June 2003 and achieved charitable status on 17 July 2003 (registered number 1098618).

The charity was established under a Memorandum of Association which established the objects and powers of the charity and is governed under its Articles of Association. In the event of the charity being wound up members are required to contribute an amount not exceeding £10.

Establishment of the charity

The charity was originally established by the Will and Testament of George Fentham in 1696, subsequently constituted by a scheme of the Charity Commissioners on 23 December 1907 and further subject to a scheme of the Charity Commissioners dated 26 September 1980 varied by a scheme made on 20 January 1992 (as modified by the order of the Commissioners). On 19 May 2004 the charity changed its name from George Fentham Hampton in Arden Charity to George Fentham Hampton in Arden Endowed Charity at which time a new charitable company was incorporated and assumed the name of George Fentham Hampton in Arden Charity. The charitable company took over the expendable property of the previous charity except for all land defined as permanent endowment which is vested in the new company as trustee to be held in trust on the terms of the original trust.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Recruitment and appointment of new trustees

The following bodies have the right to nominate the following number of trustees.

- Two trustees shall be nominated by the Borough Council of Solihull.
- One trustee shall be appointed by the Justices of the Solihull Petty Division.
- Three trustees shall be appointed by the Parish Council of Hampton in Arden.

The trustees also have the right to co-opt up to four additional trustees by resolution passed at an extraordinary general meeting of the charity.

The maximum length of term of office for trustees nominated by the Borough Council of Solihull and for trustees appointed by the Justices of the Solihull Petty Division and the Parish Council of Hampton in Arden is 4 years.

The maximum length of term of office for co-opted trustees is 5 years.

All trustees give their time voluntarily and receive no benefits from the charity. Any expenses reclaimed from the charity are set out in the notes to the financial statements.

Organisational structure

The George Fentham Hampton in Arden Charity is organised so that its Board of Trustees meet regularly to manage the charity's affairs and formulate policy and the trustees are responsible for all policy and financial decision making on behalf of the charity.

In order to do this, a sub-committee of the trustees meets four times per year and receives independent investment advice from the charity's independent investment manager. This sub-committee reports back to the Board of Trustees.

Induction and training of new trustees

Newly appointed trustees are inducted and trained by the existing trustees and are provided with various documentation in order to help them understand the workings of the charity.

Related parties

The George Fentham Hampton in Arden Charity is connected with an unincorporated charity called the George Fentham Hampton in Arden Endowed Charity (registered number 226492). Under a Charity Commission uniting direction these financial statements incorporate the transactions of both charities. Both charities are administered by the same set of trustees.

The George Fentham Hampton in Arden Charity is also connected with the Educational Foundation of George Fentham (registered number 528816) with both charities being administered by the same set of trustees.

In the current year, details of transactions between the George Fentham Hampton in Arden Charity and the Educational Foundation of George Fentham are disclosed in note 21 to the financial statements.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

The trustees have examined the major strategic, business and operational risks that the charity faces and confirm that systems have been established to enable regular reporting and review so that necessary steps can be taken to lessen these risks.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number
04794066 (England and Wales)

Registered Charity number
1098618

Registered office
Fentham Hall
Marsh Lane
Hampton-in-Arden
Solihull
West Midlands
B92 OAH

Trustees

Appointed by the Borough Council of Solihull (4 Year Term)		
Councillor A Rolf		Term of office expires 19.10.2024
Mrs J Oswald		Term of office expires 8.10.2022
Appointed by the Hampton in Arden Parish Council (4 Year Term)		
Dr M Shalley		Term of office expires 31.10.2024
Mrs C Eley		Term of office expires 31.10.2021
Mr T Beresford		Term of office expires 31.10.2022
Appointed by the Justices of Solihull Petty Sessional Division (4 Year Term)		
Mrs A Fisher		Term of office expires 16.10.2022
Co-optative Trustees (5 Year Term)		
Mrs C A Grant		Term of office expires 31.10.2022
Mr G Ryland	- appointed 15.07.2020	Term of office expires 15.07.2025
Mr D Adams		Term of office expires 19.10.2025
Mr C Rickard		Term of office expires 24.01.2023

Senior Statutory Auditor
Peter Smith ACA

Auditors
J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

REFERENCE AND ADMINISTRATIVE DETAILS

Clerk to the Trustees and Principal Office
Mrs S Jarratt
George Fentham Meeting Room
Marsh Lane
Hampton in Arden
West Midlands
B92 0AH

Banker
HSBC Bank plc
130 New Street
Birmingham
B2 4JU

Solicitor
Veale Wasborough Vizards LLP
Second Floor
3 Brindleyplace
Birmingham
B1 2JB

Investment manager
Brewin Dolphin Limited
9 Colmore Row
Birmingham
B3 2BJ

Surveyor
N C Russell MRICS
Nick Russell Associates
Lavender Cottage
Lucton
Leominster
Hererfordshire
HR6 9PH

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees (who are also the directors of George Fentham Hampton in Arden Charity incorporating George Fentham Hampton in Arden Endowed Charity for the purposes of company law) are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, 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 charitable company 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 charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, J W Hinks LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of trustees on 7th July 2021 and signed on its behalf by:

Mrs C A Grant - Trustee

Opinion

We have audited the financial statements of George Fentham Hampton in Arden Charity incorporating George Fentham Hampton in Arden Endowed Charity (the 'charitable company') for the year ended 31 December 2020 which comprise the Statement of Financial Activities, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 December 2020 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006
In our opinion, based on the work undertaken in the course of the audit:
- the information given in the Report of the Trustees for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Trustees has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Trustees.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:
- adequate accounting records have not been kept or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to take advantage of the small companies exemption from the requirement to prepare a Strategic Report or in preparing the Report of the Trustees.

Responsibilities of trustees
As explained more fully in the Statement of Trustees' Responsibilities, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- enquiring with management and others to gain an understanding of the organisation itself including operations, financial reporting and known fraud or error;
- evaluating and understanding the internal control system;
- performing analytical procedures as expected or unexpected variances in account balances or classes of transactions appear;
- testing documentation supporting account balances or classes of transactions; and
- confirming accounts receivable and other accounts with a third party.

Our responsibilities for the audit of the financial statements

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Peter Smith ACA (Senior Statutory Auditor)
for and on behalf of J W Hinks LLP
Chartered Accountants
and Statutory Auditors
19 Highfield Road
Edgbaston
Birmingham
B15 3BH

Date: 7th July 2021

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN
ARDEN ENDOWED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING AN INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted funds £	Restricted fund £	2020 Total funds £	2019 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	3	**112,500**	-	**112,500**	449
Charitable activities					
Fentham Green		**81,713**	-	**81,713**	85,012
Fentham Hall		**16,560**	-	**16,560**	29,123
Day Club		**527**	-	**527**	2,749
George Fentham Meeting Room		**3,569**	-	**3,569**	7,320
Investment income	4	**123,981**	**69,454**	**193,435**	176,300
Total		**338,850**	**69,454**	**408,304**	300,953
EXPENDITURE ON					
Raising funds	5	**19,917**	-	**19,917**	21,403
Charitable activities	6				
Fentham Green		**34,425**	-	**34,425**	36,910
Fentham Hall		**66,579**	-	**66,579**	45,162
Day Club		**5,814**	-	**5,814**	9,359
George Fentham Meeting Room		**2,710**	-	**2,710**	4,637
Fentham Lodge		**2,823**	-	**2,823**	2,388
Arboretum, forestry and fencing		**15,906**	-	**15,906**	15,166
Grants payable		**107,944**	-	**107,944**	121,015
Support costs		**54,842**	-	**54,842**	52,308
Total		**310,960**	-	**310,960**	308,348
Net gains/(losses) on investments		**(10,163)**	**182,265**	**172,102**	(603,168)
NET INCOME/(EXPENDITURE)		**17,727**	**251,719**	**269,446**	(610,563)
RECONCILIATION OF FUNDS					
Total funds brought forward		**326,912**	**8,057,382**	**8,384,294**	8,994,857
TOTAL FUNDS CARRIED FORWARD		**344,639**	**8,309,101**	**8,653,740**	8,384,294

The notes form part of these financial statements

GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
INCORPORATING GEORGE FENTHAM HAMPTON IN
ARDEN ENDOWED CHARITY (REGISTERED NUMBER: 04794066)

BALANCE SHEET
31 DECEMBER 2020

	Notes	Unrestricted funds £	Restricted fund £	**2020 Total funds £**	2019 Total funds £
FIXED ASSETS					
Tangible assets	14	-	**5,421,126**	**5,421,126**	5,005,875
Investments					
Investments	16	**139,445**	**2,024,916**	**2,164,361**	1,911,079
Investment property	15	-	**850,000**	**850,000**	850,000
		139,445	**8,296,042**	**8,435,487**	7,766,954
CURRENT ASSETS					
Debtors	17	**49,661**	**4,231**	**53,892**	44,707
Cash at bank		**246,602**	**8,828**	**255,430**	655,302
		296,263	**13,059**	**309,322**	700,009
CREDITORS					
Amounts falling due within one year	18	**(91,069)**	-	**(91,069)**	(82,669)
NET CURRENT ASSETS		**205,194**	**13,059**	**226,753**	617,340
TOTAL ASSETS LESS CURRENT LIABILITIES		**344,639**	**8,309,101**	**8,653,740**	8,384,294
NET ASSETS		**344,639**	**8,309,101**	**8,653,740**	8,384,294
FUNDS	19				
Unrestricted funds				**344,639**	326,912
Restricted funds				**8,309,101**	8,057,382
TOTAL FUNDS				**8,653,740**	8,384,294

These financial statements have been prepared in accordance with the provisions applicable to charitable companies subject to the small companies regime.

The financial statements were approved by the Board of Trustees and authorised for issue on 7th July 2021 and were signed on its behalf by:

Mrs C A Grant - Trustee

Mr C Rickard – Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

General information

The George Fentham Hampton in Arden Charity is a charity incorporated in England and Wales. The address of the charity's registered office is Fentham Hall, Marsh Lane, Hampton-in-Arden, Solihull, West Midlands, B92 0AH.

Accounting convention

The financial statements of the charity, which is a public benefit entity under FRS 102, 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 United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", the Companies Act 2006 and the Charities Act 2011.

The financial statements have been prepared using the historic cost convention as modified by the revaluation of investments and are presented in sterling which is the functional currency of the charity, rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

FINANCIAL REPORTING STANDARD 102 - REDUCED DISCLOSURE EXEMPTIONS

The charity has taken advantage of the following disclosure exemption in preparing these financial statements as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

- the requirement of Section 7 Statement of Cash Flows.

COMPANY STATUS

The charity is a company limited by guarantee. The members of the charity are the trustees named in the Report of the Trustees. In the event of the charity being wound up the liability in respect of the guarantee is limited to £10 per member of the charity.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

The policies adopted for the recognition of income are as follows.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Income from charitable activities includes income earned from services such as residents' contributions and lettings income to raise funds for the charity. Income is received in exchange for supplying services in order to raise funds and is recognised when entitlement has occurred.

continued...

1. ACCOUNTING POLICIES - continued

INCOME

Investment income is earned through holding assets for investment purposes such as shares. It includes dividends and interest receivable. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy, investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest rate method and dividend income is recognised as the charity's right to receive payment is established.

Grant income from other third parties is recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

EXPENDITURE

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

It is categorised under the following headings.

- Expenditure on charitable activities.
- Other expenditure representing those items not falling into the above categories.

Support costs are those that assist with the work of the charity but do not directly represent charitable activities and include office costs, governance costs and other administrative costs.

Grants payable to third parties are within the charity's charitable objectives. Where unconditional grants are offered, this is accrued as soon as the recipient is notified of the grant as this gives rise to a reasonable expectation that the recipient will receive the grant. Where grants are conditional relating to performance then the grant is only accrued when any unfulfilled conditions are outside of the control of the charity.

TANGIBLE FIXED ASSETS

Housing land and buildings

Some years ago it was the practice of the charity to include housing land and buildings used for charitable purposes at a nominal value of £1 each (with the exception of Fentham Hall which had a nil value due to the building's nature, usage and position held within the charity) which is in accordance with traditional practice as the properties were considered to be a permanent endowment of the charity at that time.

In order to comply 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 United Kingdom and Republic of Ireland (FRS 102) (effective 1 January 2019)" and with the Companies Act 2006, these assets have been revalued to their market value by the trustees with the help of the charity's professional adviser, N C Russell MRICS of Nick Russell Associates. They have been included at market value as at 31 December 2020.

The properties involved are Fentham Green (including the Warden's House), the Fentham Hall Caretaker's Lodge and the garage plot at Belle Vue Terrace.

continued...

1. ACCOUNTING POLICIES - continued

TANGIBLE FIXED ASSETS
Commercial and agricultural properties were revalued as at 31 December 2017 by the trustees with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. These have been included at market value as at 31 December 2020.

Fentham Hall, as stated earlier, has no value in the financial statements for charitable purposes in accordance with traditional practice as the property is considered to be a permanent endowment of the charity and is, therefore, not included in the financial statements valued as at 31 December 2020. However, the trustees did obtain a value "on a contractor's basis" of £1,500,000 in 2017 with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. This is considered only to act as an "aide-memoire" to the financial statements and not as a monetary valuation.

INVESTMENT PROPERTY
Investment property is measured using the fair value model and is stated at its fair value as at the reporting end date. The surplus or deficit on revaluation is recognised in the Statement of Financial Activities.

TAXATION
The charity is exempt from corporation tax on its charitable activities.

EMPLOYEE BENEFITS
When employees have rendered service to the charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

CASH AND CASH EQUIVALENTS
Cash and cash equivalents include cash in hand and deposits held at call with banks. Bank overdrafts are shown within borrowings in current liabilities.

INVESTMENTS
Investments are recognised initially at fair value which is normally the transaction price excluding transaction costs. Subsequently, they are measured at fair value with changes recognised in "net gains/(losses) on investments" in the Statement of Financial Activities if the investments are publicly traded or their fair value can otherwise be measured reliably.

FUND ACCOUNTING
Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

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 statements.

continued...

1. ACCOUNTING POLICIES - continued

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 trade and other receivables 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.

Other financial assets

Other financial assets are initially measured at fair value which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in the income and expenditure account, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as "loans and receivables". Loans and receivables are measured at amortised cost using the effective interest method less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial. The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

Impairment of financial assets

Financial assets, other than those held at fair value through income and expenditure, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected.

If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the income and expenditure account.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in the income and expenditure account.

continued...

1. ACCOUNTING POLICIES - continued

FINANCIAL INSTRUMENTS

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the charity transfers the financial asset and substantially all of the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the charity after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including trade and other payables 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 receipts discounted at a market rate of interest.

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

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest rate method.

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in the income and expenditure account in finance costs or finance income as appropriate unless hedge accounting is applied and the hedge is a cash flow hedge.

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

PENSION COSTS AND OTHER POST-RETIREMENT BENEFITS

The charitable company operates a defined contribution pension scheme. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

GOING CONCERN

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The expected income and expenditure is sufficient with the level of reserves for the charity to continue as a going concern.

continued...

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources.

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

	2020	2019
	£	£
Donations	-	449
Grants	112,500	-
	112,500	449

Grants received, included in the above, are as follows.

	Unrestricted funds	Restricted funds	2020	2019
	£	£	£	£
Solihull Metropolitan Borough Council:				
Covid-19 revenue grants	12,268	-	12,268	-
National Lottery:				
Covid-19 revenue grant	15,634	-	15,634	-
The Julia and Hans Rausing Trust	8,498	-	8,498	-
Elegant Homes	75,000	-	75,000	-
Other grants received	1,100	-	1,100	
	112,500	-	112,500	-

4. INVESTMENT INCOME

	2020	2019
	£	£
Rack rents receivable	52,837	36,887
Other rental income receivable	67,000	67,000
Dividend income receivable	73,594	66,965
Bank interest receivable	4	5,448
	193,435	176,300

continued...

5. RAISING FUNDS

INVESTMENT MANAGEMENT COSTS

	2020	2019
	£	£
Broker's fees	**10,209**	8,887
Surveyor's fees	**8,650**	11,500
Commercial property insurance	**1,058**	1,016
	19,917	21,403

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs (see note 7)	Grant funding of activities (see note 8)	Support costs (see note 9)	Totals
	£	£	£	£
Fentham Green	**34,425**	-	-	**34,425**
Fentham Hall	**66,579**	-	-	**66,579**
Day Club	**5,814**	-	-	**5,814**
George Fentham Meeting Room	**2,710**	-	-	**2,710**
Fentham Lodge	**2,823**	-	-	**2,823**
Arboretum, forestry and fencing	**15,906**	-	-	**15,906**
Grants payable	-	**107,944**	-	**107,944**
Support costs	-	-	**54,842**	**54,842**
	128,257	**107,944**	**54,842**	**291,043**

7. DIRECT COSTS OF CHARITABLE ACTIVITIES

	2020	2019
	£	£
Staff costs	**27,701**	27,033
General and water rates	**7,705**	7,599
Insurance	**3,668**	3,456
Light and heat	**8,268**	8,631
Repairs and maintenance	**58,032**	37,564
Garden maintenance	**14,981**	17,476
Telephone and Piper system	**2,088**	2,504
Day Club expenditure - food	**5,349**	5,056
Day Club expenditure - travelling expenses	**339**	2,699
Day Club expenditure - entertainment	**126**	1,604
	128,257	113,622

continued...

8. GRANTS PAYABLE

Grants payable are charged in the year when the offer is conveyed to the recipient except in those cases where the offer is conditional, such grants being recognised as expenditure when the conditions are fulfilled.

During the year ended 31 December 2020 the charity made the following grants in order to contribute towards the benefit of the inhabitants of Hampton in Arden.

Total grants payable to institutions during the year were as follows.

	2020	2019
	£	£
Educational Foundation of George Fentham	69,206	71,432
Hampton in Arden Church	500	-
Hampton in Arden Church PCC	-	93
Hampton in Arden Badminton Club	2,000	2,000
Lady Katherine Leveson Foundation	1,634	980
Healthcare worker	-	90
Community Transport	-	253
	73,340	74,848

Total grants payable to individuals during the year were as follows.

	2020	2019
	£	£
Scholarship grants	13,250	17,667
Hampers	804	968
Other grants to individuals	20,550	27,532
	34,604	46,167
Total grants payable to institutions and individuals	107,944	121,015

9. SUPPORT COSTS

	2020	2019
	£	£
Advertising	369	1,074
Bank charges	80	116
Website expenses	-	670
Consultancy fees	15,748	17,906
Orbit Response charges	3,619	3,864
Printing, postage and stationery	521	1,559
Sundry expenses	3,985	4,821
Wages	17,253	13,939
Pensions	107	-
Auditors' remuneration	4,440	4,320
Insurance	3,894	3,464
Legal fees	4,826	575
	54,842	52,308

continued...

10. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2020	2019
	£	£
Auditors' remuneration	4,440	4,320

11. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

TRUSTEES' EXPENSES

During the year ended 31 December 2020 a total of £311 (2019: £214) was reimbursed in expenses to 3 trustees (2019: 2) by the charity.

12. STAFF COSTS

	2020	2019
	£	£
Wages and salaries	44,954	40,972
Other pension costs	107	-
	45,061	40,972

The average monthly number of employees during the year was as follows:

	2020	2019
Management and administration	4	4

No employees received emoluments in excess of £60,000.

continued...

13. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	449	-	449
Charitable activities			
Fentham Green	85,012	-	85,012
Fentham Hall	29,123	-	29,123
Day Club	2,749	-	2,749
George Fentham Meeting Room	7,320	-	7,320
Investment income	118,249	58,051	176,300
Total	242,902	58,051	300,953
EXPENDITURE ON			
Raising funds	21,403	-	21,403
Charitable activities			
Fentham Green	36,910	-	36,910
Fentham Hall	45,162	-	45,162
Day Club	9,359	-	9,359
George Fentham Meeting Room	4,637	-	4,637
Fentham Lodge	2,388	-	2,388
Arboretum, forestry and fencing	15,166	-	15,166
Grants payable	121,015	-	121,015
Support costs	52,308	-	52,308
Total	308,348	-	308,348
Net gains/(losses) on investments	20,012	(623,180)	(603,168)
NET INCOME/(EXPENDITURE)	(45,434)	(565,129)	(610,563)
RECONCILIATION OF FUNDS			
Total funds brought forward	372,346	8,622,511	8,994,857
TOTAL FUNDS CARRIED FORWARD	326,912	8,057,382	8,384,294

continued...

14. TANGIBLE FIXED ASSETS

	Residential Properties £	Commercial and Agricultural £	Totals £
COST OR VALUATION			
At 1 January 2020	**2,155,000**	**2,850,875**	**5,005,875**
Additions	**180,251**	**-**	**180,251**
Revaluations	**175,000**	**60,000**	**235,000**
At 31 December 2020	**2,510,251**	**2,910,875**	**5,421,126**
NET BOOK VALUE			
At 31 December 2020	**2,510,251**	**2,910,875**	**5,421,126**
At 31 December 2019	2,155,000	2,850,875	5,005,875

Fentham Hall

As in prior years, Fentham Hall has no value in the financial statements as at 31 December 2020 as this property is considered to be a permanent endowment of the charity and not an asset of value. The trustees obtained a value in 2017 "on a contractor's basis" of £1,500,000 with the help of their professional adviser, N C Russell MRICS of Nick Russell Associates. This is considered only to act as an "aide-memoire" to the financial statements and not as a monetary valuation.

15. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1 January 2020 and 31 December 2020	**850,000**
NET BOOK VALUE	
At 31 December 2020	**850,000**
At 31 December 2019	850,000

continued...

16. FIXED ASSET INVESTMENTS

	General Fund 2020	Endowed Capital Fund 2020	Total 2020	Total 2019
	£	£	£	£
Market value at 1 January 2020	**154,588**	**1,756,491**	**1,911,079**	1,233,167
Additions at cost	**-**	**611,669**	**611,669**	721,870
Sale proceeds on disposal	**(4,980)**	**(290,509)**	**(295,489)**	(244,790)
Gain/(loss) in the year:				
- realised	**53**	**(26,551)**	**(26,498)**	10,274
- unrealised	**(10,216)**	**(26,184)**	**(36,400)**	190,558
Market value at 31 December 2020	**139,445**	**2,024,916**	**2,164,361**	1,911,079
Historic cost at 31 December 2020	**147,164**	**1,703,854**	**1,522,755**	1,522,755

ANALYSIS OF INVESTMENTS

	2020	2019
	£	£
UK quoted equities	**809,923**	815,973
UK quoted bonds	**163,473**	350,754
Non-UK quoted equities	**967,806**	744,352
Non-UK quoted bonds	**223,159**	-
	2,164,361	1,911,079

17. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Other debtors	**53,892**	44,707

18. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Social security and other taxes	**226**	249
Other creditors and deferred income	**85,103**	70,182
Accrued expenses	**5,740**	12,238
	91,069	82,669

continued...

19. MOVEMENT IN FUNDS

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	**98,412**	**17,727**	**116,139**
Maintenance fund	**86,000**	**-**	**86,000**
Extraordinary Repairs fund	**66,500**	**-**	**66,500**
Almshouses Maintenance fund	**76,000**	**-**	**76,000**
	326,912	**17,727**	**344,639**
Restricted funds			
Endowed Capital fund	**8,057,382**	**251,719**	**8,309,101**
TOTAL FUNDS	**8,384,294**	**269,446**	**8,653,740**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	**338,850**	**(310,960)**	**(10,163)**	**17,727**
Restricted funds				
Endowed Capital fund	**69,454**	**-**	**182,265**	**251,719**
TOTAL FUNDS	**408,304**	**(310,960)**	**172,102**	**269,446**

continued...

19. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.19 £	Net movement in funds £	At 31.12.19 £
Unrestricted funds			
General fund	143,846	(45,434)	98,412
Maintenance fund	86,000	-	86,000
Extraordinary Repairs fund	66,500	-	66,500
Almshouses Maintenance fund	76,000	-	76,000
	372,346	(45,434)	326,912
Restricted funds			
Endowed Capital fund	8,622,511	(565,129)	8,057,382
TOTAL FUNDS	8,994,857	(610,563)	8,384,294

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	242,902	(308,348)	20,012	(45,434)
Restricted funds				
Endowed Capital fund	58,051	-	(623,180)	(565,129)
TOTAL FUNDS	300,953	(308,348)	(603,168)	(610,563)

continued...

19. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.19 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	143,846	(27,707)	116,139
Maintenance fund	86,000	-	86,000
Extraordinary Repairs fund	66,500	-	66,500
Almshouses Maintenance fund	76,000	-	76,000
	372,346	(27,707)	344,639
Restricted funds			
Endowed Capital fund	8,622,511	(313,410)	8,309,101
TOTAL FUNDS	8,994,857	(341,117)	8,653,740

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	581,752	(619,308)	9,849	(27,707)
Restricted funds				
Endowed Capital fund	127,505	-	(440,915)	(313,410)
TOTAL FUNDS	709,257	(619,308)	(431,066)	(341,117)

Purpose of Unrestricted Funds

General fund

This fund represents the free funds of the charity that are not designated for particular purposes.

Purpose of Designated Funds

Maintenance fund, Extraordinary Repairs fund and Almshouses Maintenance fund

The trustees have established these designated funds for the purpose of providing for general, maintenance and extraordinary repairs concerning the charity's almshouses and other property belonging to the charity.

Purpose of Restricted Funds

Endowed Capital fund

This fund represents the historic endowed capital as amended for the revaluation of investments, the income from which is taken to the General fund.

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20. EMPLOYEE BENEFIT OBLIGATIONS

The charity contributes to the individual pension plans of certain employees. The assets of these schemes are held separately from those of the charity in independently administered funds.

The total contributions for the year amounted to £107 (2019: nil) and outstanding contributions as at 31 December 2020 amounted to £3 (2019: £nil).

21. RELATED PARTY DISCLOSURES

George Fentham Hampton in Arden Endowed Charity
The George Fentham Hampton in Arden Charity is connected with an unincorporated charity called the George Fentham Hampton in Arden Endowed Charity (registered number 226492). Under a Charity Commission uniting direction these financial statements incorporate the transactions of both charities. Both charities are administered by the same set of trustees.

Educational Foundation of George Fentham
The George Fentham Hampton in Arden Charity is also connected with the Educational Foundation of George Fentham (registered number 528816) with both charities being administered by the same set of trustees.

During the year ended 31 December 2020 the George Fentham Hampton in Arden Charity made grants totalling £69,206 (2019: £71,432) to the Educational Foundation of George Fentham.

It also supported the Foundation with a total of 27 scholarship awards to individuals (2019: 36) and made payments directly to the beneficiaries totalling £17,667 (2019: £17,667).

As at 31 December 2020, included within other creditors falling due within one year, is £75,961 (2019: £65,152) due from the George Fentham Hampton in Arden Charity to the Educational Foundation of George Fentham.

22. OPERATING LEASE COMMITMENTS - LESSOR

At 31 December 2020 the charity had contracted with tenants future minimum lease payments under non-cancellable operating leases as follows.

	2020	2019
	£	£
Within one year	**96,787**	92,349
Between two and five years	**385,565**	387,148
In more than five years	**708,653**	803,857
	1,191,005	1,283,354