

**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**

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FOR THE YEAR ENDED 31 DECEMBER 2023**

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**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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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.

**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 2023**

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**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.

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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**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.

**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 2023**

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**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Recruitment and appointment of new trustees**

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

- o Two trustees shall be nominated by the Borough Council of Solihull.
- o One trustee shall be appointed by the Justices of the Solihull Petty Division.
- o 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.

**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 2023**

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**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 0AH

**Trustees**

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

Councillor A Rolf  
Mrs J Oswald

Term of office expires 19.10.2024

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 - resigned 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

**GEORGE FENTHAM HAMPTON IN ARDEN CHARITY  
INCORPORATING GEORGE FENTHAM HAMPTON IN  
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**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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**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  
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.
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**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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**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)**

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**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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Independent Auditors.

**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)**

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**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 £
<b>INCOME AND ENDOWMENTS FROM</b>						
Donations and legacies	3	353	-	-	353	2,667
<b>Charitable activities</b>	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
<b>Total</b>		<b>404,645</b>	<b>28,872</b>	<b>34,760</b>	<b>468,277</b>	<b>426,052</b>
<b>EXPENDITURE ON</b>						
Raising funds	7	28,241	-	-	28,241	26,850
<b>Charitable activities</b>	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
<b>Total</b>		<b>500,579</b>	<b>29,287</b>	<b>-</b>	<b>529,866</b>	<b>389,031</b>
Net gains/(losses) on investments		6,197	-	87,558	93,755	(187,261)
<b>NET INCOME/(EXPENDITURE)</b>		<b>(89,737)</b>	<b>(415)</b>	<b>122,318</b>	<b>32,166</b>	<b>(150,240)</b>
Transfers between funds	21	(415)	415	-	-	-
<b>Other recognised gains/(losses)</b>						
Gains on revaluation of fixed assets		-	-	828,439	828,439	-
<b>Net movement in funds</b>		<b>(90,152)</b>	<b>-</b>	<b>950,757</b>	<b>860,605</b>	<b>(150,240)</b>

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 £	<b>2023 Total funds £</b>	<b>2022 Total funds £</b>
<b>RECONCILIATION OF FUNDS</b>						
Total funds brought forward		<b>341,561</b>	-	<b>8,514,658</b>	<b>8,856,219</b>	9,006,459
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>251,409</b>	-	<b>9,465,415</b>	<b>9,716,824</b>	<b>8,856,219</b>
		<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

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

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 - continued  
31 DECEMBER 2023**

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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



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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**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.

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

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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**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.

- o Expenditure on charitable activities.
- o 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.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023

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**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**

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

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023**

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**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.

**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.

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

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**3. DONATIONS AND LEGACIES**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Donations	<b>353</b>	-
Grants	-	2,667
	<b>353</b>	<b>2,667</b>

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

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

**4. OTHER TRADING ACTIVITIES**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Bar income	<b>33,614</b>	26,954

**5. INVESTMENT INCOME**

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

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

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**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	-
	<u>85,316</u>	<u>73,871</u>	<u>2,670</u>
		<b>2023</b>	<b>2022</b>
George Fentham Meeting Room £	Grants receivable £	Total activities £	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	-
<u>6,117</u>	<u>28,872</u>	<u>196,846</u>	<u>159,965</u>

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

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

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**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	<b>2,000</b>	-
The Rowlands Trust: Improving Disabled Access fund	-	2,000	<b>2,000</b>	-
Groundwork UK: Orchard fund	-	14,039	<b>14,039</b>	-
	-	28,872	<b>28,872</b>	20,225

**7. RAISING FUNDS**

**INVESTMENT MANAGEMENT COSTS**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Broker's fees	<b>11,535</b>	11,807
Surveyor's fees	<b>16,206</b>	14,265
Commercial property insurance	<b>500</b>	778
	<b>28,241</b>	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	<b>114,590</b>	-	-	<b>114,590</b>
Fentham Hall	<b>151,171</b>	-	-	<b>151,171</b>
Day Club	<b>7,437</b>	-	-	<b>7,437</b>
George Fentham Meeting Room	<b>1,415</b>	-	-	<b>1,415</b>
Fentham Lodge	<b>7,642</b>	-	-	<b>7,642</b>
Arboretum, forestry and fencing	<b>20,452</b>	-	-	<b>20,452</b>
Orbit Response charges	<b>3,544</b>	-	-	<b>3,544</b>
Grants payable	-	<b>124,079</b>	-	<b>124,079</b>
Support costs	-	-	<b>71,295</b>	<b>71,295</b>
	<b>306,251</b>	<b>124,079</b>	<b>71,295</b>	<b>501,625</b>



**GEORGE FENTHAM HAMPTON IN ARDEN CHARITY  
INCORPORATING GEORGE FENTHAM HAMPTON IN  
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**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**9. DIRECT COSTS OF CHARITABLE ACTIVITIES**

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

**10. GRANTS PAYABLE**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Grants payable	<b><u>124,079</u></b>	<b><u>119,062</u></b>

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.

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

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.

<b>2023</b>	<b>2022</b>
<b>£</b>	<b>£</b>

**GEORGE FENTHAM HAMPTON IN ARDEN CHARITY  
INCORPORATING GEORGE FENTHAM HAMPTON IN  
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**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**10. GRANTS PAYABLE - continued**

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

**11. SUPPORT COSTS**

	Management £	Finance £	Other £	Governance costs £	Totals £
Support costs	<b>70</b>	<b>476</b>	<b>42,395</b>	<b>28,354</b>	<b>71,295</b>

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

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

**12. NET INCOME/(EXPENDITURE)**

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

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

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

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**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**

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

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

	<b>2023</b>	<b>2022</b>
	<b>5</b>	<b>4</b>
Management and administration	<u>5</u>	<u>4</u>

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 £
<b>INCOME AND ENDOWMENTS FROM</b>				
Donations and legacies	2,667	-	-	2,667
<b>Charitable activities</b>				
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
<b>Total</b>	<u>378,817</u>	<u>20,235</u>	<u>27,000</u>	<u>426,052</u>
<b>EXPENDITURE ON</b>				
Raising funds	26,850	-	-	26,850
<b>Charitable activities</b>				
Fentham Green	57,356	-	-	57,356

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

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**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
<b>Total</b>	<b>368,796</b>	<b>20,235</b>	<b>-</b>	<b>389,031</b>
Net gains/(losses) on investments	(36,586)	-	(150,675)	(187,261)
<b>NET INCOME/(EXPENDITURE)</b>	<b>(26,565)</b>	<b>-</b>	<b>(123,675)</b>	<b>(150,240)</b>
<b>Transfers between funds</b>	<b>42,988</b>	<b>-</b>	<b>(42,988)</b>	<b>-</b>
<b>Net movement in funds</b>	<b>16,423</b>	<b>-</b>	<b>(166,663)</b>	<b>(150,240)</b>
<b>RECONCILIATION OF FUNDS</b>				
Total funds brought forward	325,138	-	8,681,321	9,006,459
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>341,561</b>	<b>-</b>	<b>8,514,658</b>	<b>8,856,219</b>

**16. TANGIBLE FIXED ASSETS**

	Residential Properties £	Commercial and Agricultural £	Totals £
<b>COST OR VALUATION</b>			
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
<b>NET BOOK VALUE</b>			
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

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INCORPORATING GEORGE FENTHAM HAMPTON IN  
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**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**16. TANGIBLE FIXED ASSETS - continued**

Cost or valuation at 31 December 2023 is represented by:

	<b>Residential Properties £</b>	<b>Commercial and Agricultural £</b>	<b>Totals £</b>
Valuation in 2023	<b>2,330,000</b>	<b>3,856,190</b>	<b>6,186,190</b>

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**

	<b>General Fund 2023 £</b>	<b>Endowed Capital Fund 2023 £</b>	<b>Total 2023 £</b>	<b>Total 2022 £</b>
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	<b>160,727</b>	<b>2,204,632</b>	<b>2,365,359</b>	<b>2,276,224</b>
Historic cost at 31 December 2023	<b>168,443</b>	<b>1,915,118</b>	<b>2,083,561</b>	<b>1,912,507</b>

**ANALYSIS OF INVESTMENTS**

	<b>2023 £</b>	<b>2022 £</b>
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
	<b>2,365,359</b>	<b>2,276,224</b>

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**18. INVESTMENT PROPERTY**

	£
<b>FAIR VALUE</b>	
At 1 January 2023	950,000
Disposals	(300,000)
	<u>650,000</u>
At 31 December 2023	650,000
<b>NET BOOK VALUE</b>	
At 31 December 2023	<u>650,000</u>
At 31 December 2022	<u>950,000</u>
Fair value at 31 December 2023 is represented by:	
Valuation in 2023	<u>£ 650,000</u>

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
	<u>52,039</u>	<u>35,376</u>

**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
	<u>174,234</u>	<u>133,686</u>

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).

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**21. MOVEMENT IN FUNDS**

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
<b>Unrestricted funds</b>				
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
	<u>341,561</u>	<u>(89,737)</u>	<u>(415)</u>	<u>251,409</u>
<b>Restricted funds</b>				
Orchard fund	-	(415)	415	-
<b>Endowment funds</b>				
Endowed Capital fund	8,514,658	950,757	-	9,465,415
	<u>8,856,219</u>	<u>860,605</u>	<u>-</u>	<u>9,716,824</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	404,645	(499,721)	6,197	(88,879)
Biodiversity fund	-	(858)	-	(858)
	<u>404,645</u>	<u>(500,579)</u>	<u>6,197</u>	<u>(89,737)</u>
<b>Restricted funds</b>				
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)
	<u>28,872</u>	<u>(29,287)</u>	<u>-</u>	<u>(415)</u>
<b>Endowment funds</b>				
Endowed Capital fund	34,760	-	915,997	950,757
	<u>468,277</u>	<u>(529,866)</u>	<u>922,194</u>	<u>860,605</u>

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**NOTES TO THE FINANCIAL STATEMENTS - continued  
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**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 £
<b>Unrestricted funds</b>				
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
	<u>325,138</u>	<u>(26,565)</u>	<u>42,988</u>	<u>341,561</u>
<b>Endowment funds</b>				
Endowed Capital fund	8,681,321	(123,675)	(42,988)	8,514,658
	<u>9,006,459</u>	<u>(150,240)</u>	<u>-</u>	<u>8,856,219</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
<b>Unrestricted funds</b>				
General fund	378,817	(364,915)	(36,586)	(22,684)
Biodiversity fund	-	(3,881)	-	(3,881)
	<u>378,817</u>	<u>(368,796)</u>	<u>(36,586)</u>	<u>(26,565)</u>
<b>Restricted funds</b>				
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)	-	-
	<u>20,235</u>	<u>(20,235)</u>	<u>-</u>	<u>-</u>
<b>Endowment funds</b>				
Endowed Capital fund	27,000	-	(150,675)	(123,675)
	<u>426,052</u>	<u>(389,031)</u>	<u>(187,261)</u>	<u>(150,240)</u>



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**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 £
<b>Unrestricted funds</b>				
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
	<u>325,138</u>	<u>(116,302)</u>	<u>42,573</u>	<u>251,409</u>
<b>Restricted funds</b>				
Orchard fund	-	(415)	415	-
<b>Endowment funds</b>				
Endowed Capital fund	8,681,321	827,082	(42,988)	9,465,415
	<u>8,681,321</u>	<u>827,082</u>	<u>(42,988)</u>	<u>9,465,415</u>
<b>TOTAL FUNDS</b>	<u>9,006,459</u>	<u>710,365</u>	<u>-</u>	<u>9,716,824</u>

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 £
<b>Unrestricted funds</b>				
General fund	783,462	(864,636)	(30,389)	(111,563)
Biodiversity fund	-	(4,739)	-	(4,739)
	<u>783,462</u>	<u>(869,375)</u>	<u>(30,389)</u>	<u>(116,302)</u>
<b>Restricted funds</b>				
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)
	<u>49,107</u>	<u>(49,522)</u>	<u>-</u>	<u>(415)</u>
<b>Endowment funds</b>				
Endowed Capital fund	61,760	-	765,322	827,082
	<u>61,760</u>	<u>-</u>	<u>765,322</u>	<u>827,082</u>
<b>TOTAL FUNDS</b>	<u>894,329</u>	<u>(918,897)</u>	<u>734,933</u>	<u>710,365</u>

**Purpose of Unrestricted Funds**

General fund

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

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**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.

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**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
	<u>864,227</u>	<u>997,431</u>

