

**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**

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FOR THE YEAR ENDED 31 DECEMBER 2024**

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**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.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

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 for 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.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

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.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

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.

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024

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

Mrs J Oswald

Term of office expires 19.10.2028

Term of office expires 8.10.2026

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

Mr T Beresford

Mr M Abbott

- resigned 17.01.2024

Ms S A White

-

Term of office expires 31.10.2026

Mr G Lakin

- appointed 15.10.2024 and
resigned 09.04.2025

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

Mr G Ryland

Mr D Adams

Mr C Rickard

Term of office expires 31.10.2027

Term of office expires 15.07.2025

Term of office expires 19.10.2025

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

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

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.

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2024**

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 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
		<u>369,595</u>	<u>-</u>	<u>9,467,411</u>	<u>9,837,006</u>	<u>9,201,549</u>
CURRENT ASSETS						
Debtors	19	37,048	-	-	37,048	52,039
Cash at bank		57,391	9,890	87,734	155,015	637,470
		<u>94,439</u>	<u>9,890</u>	<u>87,734</u>	<u>192,063</u>	<u>689,509</u>
CREDITORS						
Amounts falling due within one year	20	(172,469)	(3,000)	-	(175,469)	(174,234)
		<u>(78,030)</u>	<u>6,890</u>	<u>87,734</u>	<u>16,594</u>	<u>515,275</u>
NET CURRENT ASSETS						
		<u>(78,030)</u>	<u>6,890</u>	<u>87,734</u>	<u>16,594</u>	<u>515,275</u>
TOTAL ASSETS LESS CURRENT LIABILITIES						
		<u>291,565</u>	<u>6,890</u>	<u>9,555,145</u>	<u>9,853,600</u>	<u>9,716,824</u>
NET ASSETS						
		<u>291,565</u>	<u>6,890</u>	<u>9,555,145</u>	<u>9,853,600</u>	<u>9,716,824</u>
FUNDS	21					
Unrestricted funds					291,565	251,409
Restricted funds					6,890	-
Endowment funds					9,555,145	9,465,415
TOTAL FUNDS					<u>9,853,600</u>	<u>9,716,824</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 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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

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.

- 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 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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

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.

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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

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

**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 2024**

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	-
	<u>93,699</u>	<u>71,083</u>	<u>2,319</u>
		2024	2023
	George Fentham Meeting Room £	Grants receivable £	Total activities £
Grants	-	19,622	19,622
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	880	-	880
Other income	-	-	35,000
	<u>880</u>	<u>19,622</u>	<u>187,603</u>
			<u>196,846</u>

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

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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

6. INCOME FROM CHARITABLE ACTIVITIES - continued

Balance carried forward	-	-	-	12,833
	Unrestricted	Restricted	2024	2023
	funds	funds	£	£
	£	£		
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	-
	<u>-</u>	<u>19,622</u>	<u>19,622</u>	<u>28,872</u>
	<u>-</u>	<u>19,622</u>	<u>19,622</u>	<u>28,872</u>

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
	<u>28,711</u>	<u>28,241</u>
	<u>28,711</u>	<u>28,241</u>

**GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

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
	<u>204,345</u>	<u>121,077</u>	<u>62,714</u>	<u>388,136</u>

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
	<u>204,345</u>	<u>306,251</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

10. GRANTS PAYABLE

	2024	2023
	£	£
Grants payable	<u>121,077</u>	<u>124,079</u>

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
	<u>76,941</u>	<u>71,352</u>

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
	<u>44,136</u>	<u>52,727</u>
Total grants payable to institutions and individuals	<u>121,077</u>	<u>124,079</u>

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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

11. SUPPORT COSTS

	Management	Finance	Other	Governance	Totals
	£	£	£	costs £	£
Support costs	<u>70</u>	<u>655</u>	<u>29,371</u>	<u>32,618</u>	<u>62,714</u>

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
	<u>62,714</u>	<u>71,295</u>

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)
	<u>-</u>	<u>(34,760)</u>

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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

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
	<u>63,860</u>	<u>58,930</u>

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

	2024	2023
	6	5
Management and administration	<u>6</u>	<u>5</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 £
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	<u>404,645</u>	<u>28,872</u>	<u>34,760</u>	<u>468,277</u>
EXPENDITURE ON				
Raising funds	28,241	-	-	28,241
Charitable activities				
Fentham Green	114,590	-	-	114,590

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

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)	-	-	828,439	828,439
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

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

16. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 31 December 2024 is represented by:

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

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.

**GEORGE FENTHAM HAMPTON IN ARDEN CHARITY
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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

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	<u>369,595</u>	<u>2,631,221</u>	<u>3,000,816</u>	<u>2,365,359</u>
Historic cost at 31 December 2024	<u>369,183</u>	<u>2,526,706</u>	<u>2,895,889</u>	<u>2,083,561</u>

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
	<u>3,000,816</u>	<u>2,365,359</u>

18. INVESTMENT PROPERTY

FAIR VALUE

At 1 January 2024	
and 31 December 2024	<u>650,000</u>

NET BOOK VALUE

At 31 December 2024	<u>650,000</u>
At 31 December 2023	<u>650,000</u>

Fair value at 31 December 2024 is represented by:

Valuation in 2024	<u>£ 650,000</u>
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Investment properties were valued on an open market basis on 31 December 2024 by Nick Russell Associates.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

19. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Other debtors	37,048	38,000
Accrued income	-	14,039
	<u>37,048</u>	<u>52,039</u>

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
	<u>175,469</u>	<u>174,234</u>

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	At
	£	in funds	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
	<u>251,409</u>	<u>40,156</u>	<u>291,565</u>
Restricted funds			
Improving Disabled Access fund	-	6,185	6,185
Permissive Footpath fund	-	678	678
Elderly Support Worker fund	-	27	27
	<u>-</u>	<u>6,890</u>	<u>6,890</u>
Endowment funds			
Endowed Capital fund	9,465,415	89,730	9,555,145
	<u>9,465,415</u>	<u>89,730</u>	<u>9,555,145</u>
TOTAL FUNDS	<u>9,716,824</u>	<u>136,776</u>	<u>9,853,600</u>

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**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024**

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)
	<u>436,628</u>	<u>(404,115)</u>	<u>7,643</u>	<u>40,156</u>
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
	<u>19,622</u>	<u>(12,732)</u>	<u>-</u>	<u>6,890</u>
Endowment funds				
Endowed Capital fund	-	-	89,730	89,730
	<u>-</u>	<u>-</u>	<u>89,730</u>	<u>89,730</u>
TOTAL FUNDS	<u>456,250</u>	<u>(416,847)</u>	<u>97,373</u>	<u>136,776</u>

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
	<u>341,561</u>	<u>(89,737)</u>	<u>(415)</u>	<u>251,409</u>
Restricted funds				
Orchard fund	-	(415)	415	-
Endowment funds				
Endowed Capital fund	8,514,658	950,757	-	9,465,415
	<u>8,514,658</u>	<u>950,757</u>	<u>-</u>	<u>9,465,415</u>
TOTAL FUNDS	<u>8,856,219</u>	<u>860,605</u>	<u>-</u>	<u>9,716,824</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

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)
	<u>404,645</u>	<u>(500,579)</u>	<u>6,197</u>	<u>(89,737)</u>
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)
	<u>28,872</u>	<u>(29,287)</u>	<u>-</u>	<u>(415)</u>
Endowment funds				
Endowed Capital fund	34,760	-	915,997	950,757
	<u>34,760</u>	<u>-</u>	<u>915,997</u>	<u>950,757</u>
TOTAL FUNDS	<u>468,277</u>	<u>(529,866)</u>	<u>922,194</u>	<u>860,605</u>

**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 2024**

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
	<u>341,561</u>	<u>(49,581)</u>	<u>(415)</u>	<u>291,565</u>
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
	<u>-</u>	<u>6,475</u>	<u>415</u>	<u>6,890</u>
Endowment funds				
Endowed Capital fund	8,514,658	1,040,487	-	9,555,145
	<u>8,514,658</u>	<u>1,040,487</u>	<u>-</u>	<u>9,555,145</u>
TOTAL FUNDS	<u>8,856,219</u>	<u>997,381</u>	<u>-</u>	<u>9,853,600</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

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	<u>924,527</u>	<u>(946,713)</u>	<u>1,019,567</u>	<u>997,381</u>

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.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

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).

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

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024

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
	<u>786,440</u>	<u>864,227</u>