

KINGSTON-UPON-THAMES UNITED CHARITIES

England & Wales · Charity number 1182389

Details

Status Registered

Legal form CIO

Registered 2019-03-08

Register [View on the Charity Commission register](#)

Contact

Address The Old Hall
Cleaves Almshouses
49-71 Old London Road
KT2 6ND

Phone +447714292408

Email clerk@cleavesalmshouses.co.uk

Activities

Objects: PROVISION OF ACCOMMODATION OR HOUSING FOR POOR PERSONS OF GOOD CHARACTER OF NOT LESS THAN 60 YEARS OF AGE WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE TRUSTEES) ARE INHABITANTS OF THE AREA OF THE ROYAL BOROUGH OF KINGSTON UPON THAMES AND IN RESPECT OF THE ELEEMOSYNARY FUND THE PROVISION OF GRANTS FOR THE PREVENTION AND RELIEF OF POVERTY, HARDSHIP OR DISTRESS TO RESIDENTS IN THE AREA OF THE ROYAL BOROUGH OF KINGSTON UPON THAMES OR (IN EXCEPTIONAL CASES TO BE APPROVED BY THE TRUSTEES) TO RESIDENTS OUTSIDE THE AREA.

Activities: Housing people who are poor, over 60 years of age, from the Royal Borough of Kingston or having a close connection with the borough in dedicated almshouse properties owned by the Charity.

Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty
- **Who:** Elderly/old People

Geography

- Kingston Upon Thames

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£251,102	£166,531	-	-
2024-06-30	£233,145	£282,556	-	-
2023-06-30	£214,028	£113,385	-	-
2022-06-30	£213,868	£207,459	-	-
2021-06-30	£211,704	£118,713	-	-

Trustees

Name	Role	Appointed
CHRISTOPHER NEAL CHEEK		2020-09-14
DIANA HODSON		2020-03-11
Graham Nash		2023-07-12
MARIAN MARGARET FREEDMAN		2018-09-18
Michael Sollis		2023-03-22
PENELOPE D'SOUZA		2019-09-18
Rev Joe Moffatt		2022-11-09

KINGSTON-UPON-THAMES UNITED CHARITIES

England & Wales - Charity number 1182389

Accounts

TRUSTEES' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2025

KINGSTON-UPON-
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CHARITIES

KINGSTON UPON THAMES UNITED CHARITIES

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KINGSTON UPON THAMES UNITED CHARITIES

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 JUNE 2025

Trustees	Rev W Allberry, Chair until 1 January 2026 (Resigned 24 January 2026) G Nash M Sollis Rev R Moffatt C N Cheek D Hodson, Joint Chair from 1 January 2026 P D'Souza, Joint Chair from 1 January 2026 M Freedman R D Boulton (Resigned 24 January 2026)
Charity registered number	1182389
Principal office	The Old Hall Cleaves Almshouses Old London Road Kingston Upon Thames Surrey KT2 6ND
Independent examiner	Janice Matthews FCA Chartered Accountants Menzies LLP Magna House 18-32 London Road Staines-Upon-Thames TW18 4BP
Bankers	CAF Bank Limited 25 Kings Hill Avenue Kings Hill West Halling Kent ME19 4 JQ
Solicitors	Stevens & Bolton LLP Wey House Farnham Road Guildford Surrey GU1 4YD
Clerk to the Trustees	Shanthini Shanmugaguru

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2025

The Trustees present their annual report together with the financial statements of the Charity for the 1 July 2024 to 30 June 2025.

Objectives and activities

a. Policies and objectives

The principal objects of the Charity remain unchanged from those of its predecessor charity, being the relief of those in need by reason of age and financial hardship and the relief of poverty and homelessness.

Achievements and performance

a. Review of activities

The Trustees have continued to seek to meet the objectives of the Charity by providing good quality accommodation suitable for older people in the heart of Kingston at an affordable cost.

As of 2025 the Charity provided 27 properties (including a flat for guests of the beneficiaries). These properties accommodated 30 beneficiaries. All residents are aged over 60, the eldest being 90. Many of our beneficiaries are in receipt of Housing Benefit and Council Tax Benefit to meet the cost of accommodation. For other beneficiaries, the Trustees continue to monitor their situation to ensure that beneficiaries do not suffer undue hardship.

The Trustees also recognise their duty is to safeguard the provision of housing for needy older people in the borough for the future. To do so, the cottages and flats of the Charity need to be maintained to a sufficient standard and the finances of the Charity sustained at a level sufficient to meet future obligations. In furtherance of this KUC has continued with the comprehensive property maintenance and improvement plan which includes improving access for those whose mobility is impaired e.g. in need of a mobility scooter as well as the installation of mobility friendly bathrooms.

The Trustees continue to monitor the pace of the maintenance and improvement programme in respect of the other facilities in the accommodations. In the year to 30 June 2025 continued expenditure has been in respect of the replacement of boilers and the digitalisation of the personal alarm system. Our Heritage responsibilities continue to be fulfilled with the renovation of the brickwork of the 17th Century Hall.

These improvements together with the substantial maintenance requirements of historic buildings are reviewed in conjunction with the rate of weekly maintenance charge increases to ensure that the Charity's financial resources, including an appropriate level of reserves for contingencies, are maintained.

In addition, donations of £2,000 each were made from the E-Fund to local charities KCAH and RBKares

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

Financial review

a. Going concern

The monthly revenue of the Charity has increased as the income is principally derived from housing benefit provided by government, while the majority of the costs of the Charity are maintenance and repair expenditures whose timing is largely at the discretion of The Trustees.

The Trustees review the Charity's expected income and expenditure and resources as part of their regular meetings. Based on these reviews and the current level of assets held by the Charity, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

b. Review of the year

The Trustees have reported an overall surplus for the year of £108,140 compared with a deficit of (£17,282) in the previous year. The key factors impacting on the accounts are as follows:

1. The overall level of income from charitable activities increased slightly with higher maintenance charges
2. Income from deposits and investments remained at similar levels as last year reflecting the generally lower yields available.
3. The overriding reason for the surplus this year is the lower repair and maintenance costs during the year compared to prior year. Maintenance and repair costs were £78,460 (2024: £161,157).
4. At 30 June 2025, the Charity had Net Current Assets of £241,988 and accumulated reserves of £1,490,127.

c. Principal risks and uncertainties

The Trustees continue to review the activities of the Charity with respect to risks to which the Charity is exposed, and make decisions where appropriate to address those risks.

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2025

Structure, governance and management

a. Constitution

Kingston-Upon-Thames United Charities was registered as a Charitable Incorporated Organisation (CIO) on 8 March 2019. The activities, assets and obligations of its predecessor, also named Kingston-Upon-Thames United Charities (charity number: 202502) which was a charitable trust, were taken over by the CIO during the subsequent months. Formal approval was received from the Charity Commission on 18 August 2020. The predecessor charity was removed from the Charity Commission register by amalgamation on 18 August 2020.

b. Methods of appointment or election of Trustees

As a Charitable Incorporated Organisation, the charity is governed by Trustee board members. The Charity board of Trustees can have up to 13 ordinarily appointed trustees plus one nominated trustee.

Plans for future periods

The Trustees have continued to follow the refurbishment and repair plan approved in 2021 to 2025 following the quinquennial survey. In developing the plan, care was taken to ensure that the financial strength of the Charity would not be impaired. Expenditure in the year to June 2025 increased due to work required on roofs and brickwork of the buildings. Significant future expenditure is expected and accordingly the Trustees have sought to maintain a substantial level of cash and liquid investments.

The Trustees remain confident that over this period, the beneficiaries of the Charity will continue to enjoy their homes at the Almshouses, which remain one of Kingston's hidden treasures.

Approved by order of the members of the board of Trustees and signed on their behalf by:

Signed by:

.....B0AA6DABC91A47F.....
P D'Souza
Joint Chair

Date: 04-Mar-2026

Signed by:

.....7E02E955DQ1744D.....
D Hodson
Joint Chair

24-Mar-2026

KINGSTON UPON THAMES UNITED CHARITIES

MENZIES
BRIGHTER THINKING

INDEPENDENT EXAMINERS' REPORT

Independent examiner's report to the Trustees of Kingston Upon Thames United Charities ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 30 June 2025.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the Charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed:  634F24DE92A4471...

Dated: 24-Mar-2026

Janice Matthews FCA
Menzies LLP
Chartered Accountants
Magna House
18-32 London Road
Staines-Upon-Thames
TW18 4BP

KINGSTON UPON THAMES UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 30 JUNE 2025

	Note	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £	Total funds 2024 £
Income from:					
Charitable activities	2	248,294	-	248,294	229,812
Investments		2,808	-	2,808	3,333
Total income		251,102	-	251,102	233,145
Expenditure on:					
Charitable activities	3	161,731	4,800	166,531	282,556
Total expenditure		161,731	4,800	166,531	282,556
Net income/(expenditure) before net gains on investments					
		89,371	(4,800)	84,571	(49,411)
Net gains on investments		23,569	-	23,569	32,129
Net movement in funds		112,940	(4,800)	108,140	(17,282)
Reconciliation of funds:					
Total funds brought forward		1,357,442	24,545	1,381,987	1,399,269
Net movement in funds		112,940	(4,800)	108,140	(17,282)
Total funds carried forward		1,470,382	19,745	1,490,127	1,381,987

The Statement of financial activities includes all gains and losses recognised in the year.


The notes on pages 8 to 15 form part of these financial statements.

KINGSTON UPON THAMES UNITED CHARITIES

BALANCE SHEET AS AT 30 JUNE 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	7	809,411	809,727
Investments	8	438,728	415,159
		<u>1,248,139</u>	<u>1,224,886</u>
Current assets			
Debtors	9	6,654	7,576
Cash at bank and in hand		245,657	176,479
		<u>252,311</u>	<u>184,055</u>
Current liabilities			
Creditors: amounts falling due within one year	10	(10,323)	(26,954)
		<u>241,988</u>	<u>157,101</u>
Net current assets			
		<u>1,490,127</u>	<u>1,381,987</u>
Total assets less current liabilities			
		<u>1,490,127</u>	<u>1,381,987</u>
Total net assets			
		<u><u>1,490,127</u></u>	<u><u>1,381,987</u></u>
Charity funds			
Restricted funds	11	19,745	24,545
Unrestricted funds	11	1,470,382	1,357,442
		<u>1,490,127</u>	<u>1,381,987</u>
Total funds			
		<u><u>1,490,127</u></u>	<u><u>1,381,987</u></u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

Signed by:

B0AA6D4BC91A47F.....
P D'Souza
 Joint Chair
 Date: 04-Mar-2026

Signed by:

7E02E955D01744D.....
D Hodson
 Joint Chair
 24-Mar-2026

The notes on pages 8 to 15 form part of these financial statements.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Kingston Upon Thames United Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

All expenditure is inclusive of irrecoverable VAT.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

1. Accounting policies (continued)

1.4 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property	- As the properties are maintained in a state of repair such that their estimated residual value is not less than their carrying amount the annual charge for depreciation would be nil. No depreciation has been charged in the year.
Computer equipment	- 3 yrs S/L

1.5 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

1.6 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.7 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

1.8 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

2. Income from charitable activities

	Unrestricted funds 2025 £	Total funds 2025 £	<i>Total funds 2024 £</i>
Rental income	247,992	247,992	229,689
Donations/sundry income	302	302	123
	<u>248,294</u>	<u>248,294</u>	<u>229,812</u>
<i>Total 2024</i>	<u>229,812</u>	<u>229,812</u>	

3. Analysis of expenditure by activities

	Activities undertaken directly 2025 £	Support costs 2025 £	Total funds 2025 £	<i>Total funds 2024 £</i>
Charitable activities	154,445	12,086	166,531	282,556
<i>Total 2024</i>	<u>258,807</u>	<u>23,749</u>	<u>282,556</u>	

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

3. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Charitable activities 2025 £	Total funds 2025 £	<i>Total funds 2024 £</i>
Staff costs	40,567	40,567	38,409
Repairs and maintenance	78,460	78,460	161,157
Council tax and water	4,185	4,185	11,718
Light and heat	2,519	2,519	6,633
Insurance	6,127	6,127	5,328
Care Line	3,373	3,373	22,112
Office expense	2,790	2,790	5,194
Subscriptions	619	619	870
Sundry expenses	7,310	7,310	3,082
Cleaning	3,575	3,575	3,545
Gifts	120	120	759
Charitable donations	4,800	4,800	-
	<u>154,445</u>	<u>154,445</u>	<u>258,807</u>
<i>Total 2024</i>	<u>258,807</u>	<u>258,807</u>	

4. Independent examiner's remuneration

	2025 £	<i>2024 £</i>
Independent examiner's fees	4,650	4,250

5. Staff costs

	2025 £	<i>2024 £</i>
Wages and salaries	38,653	36,586
Contribution to defined contribution pension schemes	1,914	1,823
	<u>40,567</u>	<u>38,409</u>

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

5. Staff costs (continued)

The average number of persons employed by the Charity during the year was as follows:

	2025 No.	2024 No.
	2	2

No employee received remuneration amounting to more than £60,000 in either year.

Due to the small nature of the Charity, the Trustees have deemed that there are no key management personnel, and key management decisions are made by the Trustees.

6. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2024 - £NIL).

During the year ended 30 June 2025, no Trustee expenses have been incurred (2024 - £NIL).

7. Tangible fixed assets

	Freehold property £	Computer equipment £	Total £
Cost or valuation			
At 1 July 2024	809,173	950	810,123
At 30 June 2025	809,173	950	810,123
Depreciation			
At 1 July 2024	-	396	396
Charge for the year	-	316	316
At 30 June 2025	-	712	712
Net book value			
At 30 June 2025	809,173	238	809,411
At 30 June 2024	809,173	554	809,727

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

8. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 July 2024	415,159
Revaluations	23,569
At 30 June 2025	<u>438,728</u>

9. Debtors

	2025 £	2024 £
Due within one year		
Prepayments and accrued income	6,654	7,576
	<u>6,654</u>	<u>7,576</u>

10. Creditors: Amounts falling due within one year

	2025 £	2024 £
Trade creditors	6,573	21,573
Other taxation and social security	177	1,312
Other creditors	173	119
Accruals and deferred income	3,400	3,950
	<u>10,323</u>	<u>26,954</u>

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

11. Statement of funds

Statement of funds - current year

	Balance at 1 July 2024 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 June 2025 £
Unrestricted funds					
General Funds	1,357,442	251,102	(161,731)	23,569	1,470,382
Restricted funds					
Eleemosynary fund	24,545	-	(4,800)	-	19,745
Total of funds	1,381,987	251,102	(166,531)	23,569	1,490,127

Statement of funds - prior year

	Balance at 1 July 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 June 2024 £
Unrestricted funds					
General Funds	1,374,724	233,145	(282,556)	32,129	1,357,442
Restricted funds					
Eleemosynary fund	24,545	-	-	-	24,545
Total of funds	1,399,269	233,145	(282,556)	32,129	1,381,987

The Trust deed for Kingston Upon Thames United Charities state that income arising from the Eleemosynary Fund should be applied by the Trustees in relieving either generally or individually persons resident in Kingston, who are in conditions of need, hardship or distress by making grants of money or providing of paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

12. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total funds 2025 £
Tangible fixed assets	809,411	-	809,411
Fixed asset investments	438,728	-	438,728
Current assets	232,566	19,745	252,311
Creditors due within one year	(10,323)	-	(10,323)
Total	1,470,382	19,745	1,490,127

Analysis of net assets between funds - prior year

	<i>Unrestricted funds 2024 £</i>	<i>Restricted funds 2024 £</i>	<i>Total funds 2024 £</i>
Tangible fixed assets	809,727	-	809,727
Fixed asset investments	415,159	-	415,159
Current assets	159,510	24,545	184,055
Creditors due within one year	(26,954)	-	(26,954)
Total	1,357,442	24,545	1,381,987

13. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 30 June 2025.

KINGSTON-UPON-THAMES UNITED CHARITIES

England & Wales - Charity number 1182389

Accounts

TRUSTEES' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2024

KINGSTON-UPON-
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KINGSTON UPON THAMES UNITED CHARITIES

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KINGSTON UPON THAMES UNITED CHARITIES

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 JUNE 2024

Trustees Rev W Allberry, Chair
G Nash (appointed 12 July 2023)
M Sollis
Rev R Moffatt
C N Cheek
D Hodson
P D'Souza
M Freedman
R D Boulton

Charity registered number 1182389

Principal office The Old Hall
Cleaves Almshouses
Old London Road
Kingston Upon Thames
Surrey
KT2 6ND

Independent examiner Janice Matthews FCA
Chartered Accountants
Menzies LLP
Magna House
18-32 London Road
Staines-Upon-Thames
TW18 4BP

Bankers CAF Bank Limited
25 Kings Hill Avenue
Kings Hill
West Halling
Kent
ME19 4 JQ

Solicitors Stevens & Bolton LLP
Wey House
Farnham Road
Guildford
Surrey
GU1 4YD

Clerk to the Trustees Shanthini Shanmugaguru

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2024

The Trustees present their annual report together with the financial statements of the Charity for the 1 July 2023 to 30 June 2024.

Objectives and activities

a. Policies and objectives

The principal objects of the Charity remain unchanged from those of its predecessor charity, being the relief of those in need by reason of age and financial hardship and the relief of poverty and homelessness.

Achievements and performance

a. Review of activities

The Trustees have continued to seek to meet the objectives of the Charity by providing good quality accommodation suitable for older people in the heart of Kingston at an affordable cost.

As of 30 June 2024 the Charity provided 27 properties (including a flat for guests of the beneficiaries). These properties accommodated 30 beneficiaries. All residents are aged over 60, the eldest being 89. Many of our beneficiaries are in receipt of benefit to meet the cost of accommodation. For those other beneficiaries, the Trustees will continue to monitor their situation to ensure that beneficiaries do not suffer undue hardship.

The Trustees also recognise their duty is to safeguard the provision of housing for needy older people in the borough for the future. To do so, the buildings of the Charity need to be maintained to a sufficient standard and the finances of the Charity sustained at a level sufficient to meet future obligations. In furtherance of this KUC has continued with the comprehensive property maintenance and improvement plan which includes improving access for those whose mobility is impaired e.g. in need of a mobility scooter and also the installation of mobility friendly bathrooms.

The Trustees continue to monitor the pace of the maintenance and improvement programme in respect of the other facilities in the apartments. In the year to 30 June 2024 notable expenditure has been in respect of the replacement of boilers and the updating of the personal alarm system together with costs in respect of repairs to brickwork and roofs.

These improvements together with the substantial maintenance requirements of historic buildings are reviewed in conjunction with the rate of weekly maintenance charge increases to ensure that the Charity's financial resources, including an appropriate level of reserves for contingencies, are maintained.

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2024

Financial review

a. Going concern

As of 31 March 2025, the Charity had £650,866 of cash and investments, compared to £544,809 at 31 March 2024. The monthly revenue of the Charity has not fallen since the start of the pandemic as the income is principally derived from housing benefit provided by government, while the majority of the costs of the Charity are maintenance and repair expenditures whose timing is largely at the discretion of The Trustees.

The Trustees review the Charity's expected income and expenditure and resources as part of their regular meetings. Based on these reviews and the current level of assets held by the Charity, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

b. Review of the year

The Trustees have reported an overall deficit for the year of (£17,282) compared with a surplus of £84,957 in the previous year. The key factors impacting on the accounts are as follows:

1. The overall level of income from charitable activities was flat with increases in maintenance charges offset by more periods without occupants of the properties.
2. Income from deposits and investments remained at the same low levels as last year reflecting the generally lower yields available.
3. The overriding reason for the lower surplus this year is the higher repair and maintenance costs during the year compared to prior year. Maintenance and repair costs were £161,157 (2023:£62,432).
4. At 30 June 2024, the Charity had Net Current Assets of £157,101 and accumulated reserves of £1,381,987.

c. Principal risks and uncertainties

The Trustees continue to review the activities of the Charity with respect to risks to which the Charity is exposed, and make decisions where appropriate to address those risks.

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2024

Structure, governance and management

a. Constitution

Kingston-Upon-Thames United Charities was registered as a Charitable Incorporated Organisation (CIO) on 8 March 2019. The activities, assets and obligations of its predecessor, also named Kingston-Upon-Thames United Charities (charity number: 202502) which was a charitable trust, were taken over by the CIO during the subsequent months. Formal approval was received from the Charity Commission on 18 August 2020. The predecessor charity was removed from the Charity Commission register by amalgamation on 18 August 2020.

b. Methods of appointment or election of Trustees

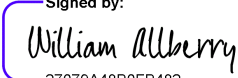
As a Charitable Incorporated Organisation, the charity is governed by Trustee board members. The Charity board of Trustees can have up to 14 board members. One Trustee board member will be ex-officio.

Plans for future periods

The Trustees have continued to follow the refurbishment and repair plan approved in November 2018 following the quinquennial survey. In developing the plan, care was taken to ensure that the financial strength of the Charity would not be impaired. Expenditure in the year to June 2024 increased due to work required on roofs and brickwork of the buildings. Significant future expenditure is expected and accordingly the Trustees have sought to maintain a substantial level of cash and liquid investments.

The Trustees remain confident that over this period, the beneficiaries of the Charity will continue to enjoy their homes at the Almshouses, which remain one of Kingston's hidden treasures.

Approved by order of the members of the board of Trustees and signed on their behalf by:

Signed by:

.....27079A48B0FB482.....
William Allberry
Chairman

Date: 28-Apr-2025

KINGSTON UPON THAMES UNITED CHARITIES

MENZIES
BRIGHTER THINKING

INDEPENDENT EXAMINER'S REPORT

Independent examiner's report to the Trustees of Kingston Upon Thames United Charities ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 30 June 2024.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed:

DocuSigned by:
Janice Matthews
634F24DE92A4471...

Dated: 29-Apr-2025

Janice Matthews FCA
Menzies LLP
Chartered Accountants
Magna House
18-32 London Road
Staines-Upon-Thames
TW18 4BP

KINGSTON UPON THAMES UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 30 JUNE 2024

	Note	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £	Total funds 2023 £
Income from:					
Charitable activities	2	-	229,812	229,812	212,314
Investments		-	3,333	3,333	1,714
Total income		-	233,145	233,145	214,028
Expenditure on:					
Charitable activities	3	-	282,556	282,556	133,385
Total expenditure		-	282,556	282,556	133,385
Net (expenditure)/income before net gains on investments		-	(49,411)	(49,411)	80,643
Net gains on investments		-	32,129	32,129	4,314
Net movement in funds		-	(17,282)	(17,282)	84,957
Reconciliation of funds:					
Total funds brought forward		24,545	1,374,724	1,399,269	1,314,312
Net movement in funds		-	(17,282)	(17,282)	84,957
Total funds carried forward		24,545	1,357,442	1,381,987	1,399,269

The Statement of financial activities includes all gains and losses recognised in the year.


The notes on pages 8 to 16 form part of these financial statements.


KINGSTON UPON THAMES UNITED CHARITIES

BALANCE SHEET AS AT 30 JUNE 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	7	809,727	810,044
Investments	8	415,159	183,030
		<u>1,224,886</u>	<u>993,074</u>
Current assets			
Debtors	9	7,576	7,369
Investments	10	-	75,055
Cash at bank and in hand		176,479	340,631
		<u>184,055</u>	<u>423,055</u>
Creditors: amounts falling due within one year	11	(26,954)	(16,860)
Net current assets		<u>157,101</u>	<u>406,195</u>
Total assets less current liabilities		<u>1,381,987</u>	<u>1,399,269</u>
Total net assets		<u>1,381,987</u>	<u>1,399,269</u>
Charity funds			
Restricted funds	12	24,545	24,545
Unrestricted funds	12	1,357,442	1,374,724
Total funds		<u>1,381,987</u>	<u>1,399,269</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

DocuSigned by:

 086449F0803C45B.....
Richard Boulton, Treasurer

Signed by:

 27D7AA48B0FB482.....
William Allberry, Chairman

Date: 28-Apr-2025

28-Apr-2025

The notes on pages 8 to 16 form part of these financial statements.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Kingston Upon Thames United Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

All expenditure is inclusive of irrecoverable VAT.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

1. Accounting policies (continued)

1.4 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property	- As the properties are maintained in a state of repair such that their estimated residual value is not less than their carrying amount the annual charge for depreciation would be nil. No depreciation has been charged in the year.
Computer equipment	- 3 yrs S/L

1.5 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

1.6 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.7 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

1.8 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

2. Income from charitable activities

	Unrestricted funds 2024 £	Total funds 2024 £	<i>Total funds 2023 £</i>
Rental income	229,689	229,689	212,096
Donations/sundry income	123	123	218
	<u>229,812</u>	<u>229,812</u>	<u>212,314</u>
<i>Total 2023</i>	<u>212,314</u>	<u>212,314</u>	

3. Analysis of expenditure by activities

	Activities undertaken directly 2024 £	Support costs 2024 £	Total funds 2024 £	<i>Total funds 2023 £</i>
Charitable activities	258,807	23,749	282,556	133,385
<i>Total 2023</i>	<u>120,491</u>	<u>12,894</u>	<u>133,385</u>	

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

3. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Charitable activities 2024 £	Total funds 2024 £	<i>Total funds 2023 £</i>
Staff costs	38,409	38,409	37,798
Repairs and maintenance	161,157	161,157	62,432
Council tax and water	11,718	11,718	1,733
Light and heat	6,633	6,633	3,968
Insurance	5,328	5,328	4,618
Care Line	22,112	22,112	1,616
Office expense	5,194	5,194	2,129
Subscriptions	870	870	696
Sundry expenses	3,082	3,082	2,221
Cleaning	3,545	3,545	3,155
Gifts	759	759	125
	<u>258,807</u>	<u>258,807</u>	<u>120,491</u>
<i>Total 2023</i>	<u>120,491</u>	<u>120,491</u>	

4. Independent examiner's remuneration

	2024 £	<i>2023 £</i>
Independent examiner's fees	4,250	3,950

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

5. Staff costs

	2024 £	2023 £
Wages and salaries	36,586	36,062
Contribution to defined contribution pension schemes	1,823	1,736
	<u>38,409</u>	<u>37,798</u>

The average number of persons employed by the Charity during the year was as follows:

	2024 No.	2023 No.
	<u>2</u>	<u>2</u>

No employee received remuneration amounting to more than £60,000 in either year.

Due to the small nature of the Charity, the Trustees have deemed that there are no key management personnel, and key management decisions are made by the Trustees.

6. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2023 - £NIL).

During the year ended 30 June 2024, no Trustee expenses have been incurred (2023 - £NIL).

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

7. Tangible fixed assets

	Freehold property £	Computer equipment £	Total £
Cost or valuation			
At 1 July 2023	809,173	950	810,123
At 30 June 2024	<u>809,173</u>	<u>950</u>	<u>810,123</u>
Depreciation			
At 1 July 2023	-	79	79
Charge for the year	-	317	317
At 30 June 2024	<u>-</u>	<u>396</u>	<u>396</u>
Net book value			
At 30 June 2024	<u>809,173</u>	<u>554</u>	<u>809,727</u>
At 30 June 2023	<u>809,173</u>	<u>871</u>	<u>810,044</u>

8. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 July 2023	183,030
Additions	200,000
Revaluations	32,129
At 30 June 2024	<u>415,159</u>

9. Debtors

	2024 £	2023 £
Due within one year		
Prepayments and accrued income	7,576	7,369
	<u>7,576</u>	<u>7,369</u>

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

10. Current asset investments

	2024 £	2023 £
Listed investments	-	75,055

11. Creditors: Amounts falling due within one year

	2024 £	2023 £
Trade creditors	21,573	2,632
Other taxation and social security	1,312	1,344
Other creditors	119	169
Accruals and deferred income	3,950	12,715
	<u>26,954</u>	<u>16,860</u>

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

12. Statement of funds

Statement of funds - current year

	Balance at 1 July 2023 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 June 2024 £
Unrestricted funds					
General Funds	1,374,724	233,145	(282,556)	32,129	1,357,442
Restricted funds					
Eleemosynary fund	24,545	-	-	-	24,545
Total of funds	1,399,269	233,145	(282,556)	32,129	1,381,987

Statement of funds - prior year

	Balance at 1 July 2022 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 June 2023 £
Unrestricted funds					
General Funds	1,289,767	214,876	(133,385)	3,466	1,374,724
Restricted funds					
Eleemosynary fund	24,545	-	-	-	24,545
Total of funds	1,314,312	214,876	(133,385)	3,466	1,399,269

The Trust deed for Kingston Upon Thames United Charities state that income arising from the Eleemosynary Fund should be applied by the Trustees in relieving either generally or individually persons resident in Kingston, who are in conditions of need, hardship or distress by making grants of money or providing of paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2024

13. Analysis of net assets between funds

Analysis of net assets between funds - current period

	Restricted funds 2024 £	Unrestricted funds 2024 £	Total funds 2024 £
Tangible fixed assets	-	809,727	809,727
Fixed asset investments	-	415,159	415,159
Current assets	24,545	159,510	184,055
Creditors due within one year	-	(26,954)	(26,954)
Total	24,545	1,357,442	1,381,987

Analysis of net assets between funds - prior period

	<i>Restricted funds 2023 £</i>	<i>Unrestricted funds 2023 £</i>	<i>Total funds 2023 £</i>
Tangible fixed assets	-	810,044	810,044
Fixed asset investments	-	183,030	183,030
Current assets	24,545	398,510	423,055
Creditors due within one year	-	(16,860)	(16,860)
Total	24,545	1,374,724	1,399,269

14. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 30 June 2024.

KINGSTON-UPON-THAMES UNITED CHARITIES

England & Wales - Charity number 1182389

Accounts

TRUSTEES' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2023

KINGSTON-UPON-
THAMES UNITED
CHARITIES

KINGSTON UPON THAMES UNITED CHARITIES

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Notes to the financial statements	8 - 16

KINGSTON UPON THAMES UNITED CHARITIES

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 JUNE 2023

Trustees	Rev W Allberry, Chair C Cheek R Boulton M Freedman P D'Souza L Thompson OBE D Hodson L Corner Rev R Moffatt (Appointed 9 November 2022)
Charity registered number	1182389
Principal office	The Hall Cleaves Almshouses Old London Road Kingston Upon Thames Surrey KT2 6NQ
Independent examiner	Janice Matthews FCA Chartered Accountants Menzies LLP Magna House 18-32 London Road Staines-Upon-Thames TW18 4BP
Bankers	CAF Bank Limited 25 Kings Hill Avenue Kings Hill West Halling Kent ME19 4 JQ
Solicitors	Stevens & Bolton LLP Wey House Farnham Road Guildford Surrey GU1 4YD
Clerk to the Trustees	Shanthini Shanmugaguru

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2023

The Trustees present their annual report together with the financial statements of the Charity for the 1 July 2022 to 30 June 2023.

Objectives and activities

a. Policies and objectives

The principal objects of the Charity remain unchanged from those of its predecessor charity, being the relief of those in need by reason of age and financial hardship and the relief of poverty and homelessness.

Achievements and performance

a. Review of activities

The Trustees have continued to seek to meet the objectives of the Charity by providing good quality accommodation suitable for older people in the heart of Kingston at an affordable cost.

As of 30 June 2023 the Charity provided 27 properties (including a flat for guests of the beneficiaries). These properties accommodated 29 beneficiaries. All residents are aged over 60, the eldest being 93. Many of our beneficiaries are in receipt of benefit to meet the cost of accommodation. For those other beneficiaries, the Trustees will continue to monitor their situation to ensure that beneficiaries do not suffer undue hardship.

The Trustees also recognise their duty is to safeguard the provision of housing for needy older people in the borough for the future. To do so, the buildings of the Charity need to be maintained to a sufficient standard and the finances of the Charity sustained at a level sufficient to meet future obligations. In furtherance of this KUC has continued with the comprehensive property maintenance and improvement plan which includes improving access for those whose mobility is impaired e.g. in need of a mobility scooter and also the installation of mobility friendly bathrooms.

The Trustees continue to monitor the pace of the improvement programme in respect of other facilities in the apartments, particularly the kitchens together with the significant costs of repair to windows, brickwork and roofs.

These improvements together with the substantial maintenance requirements of historic buildings are reviewed in conjunction with the rate of weekly maintenance charge increases to ensure that the Charity's financial resources, including an appropriate level of reserves for contingencies, are maintained.

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2023

Financial review

a. Going concern

As of 31 March 2024, the Charity had £544,809 of cash and investments, compared to £597,545 at 31 March 2023. The monthly revenue of the Charity has not fallen since the start of the pandemic as the income is principally derived from housing benefit provided by government, while the majority of the costs of the Charity are maintenance and repair expenditures whose timing is largely at the discretion of The Trustees.

The Trustees review the Charity's expected income and expenditure and resources as part of their regular meetings. Based on these reviews and the current level of assets held by the Charity, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

b. Review of the year

The Trustees have reported an overall surplus for the year of £84,957 compared with a surplus of £5,863 in the previous year. The key factors impacting on the accounts are as follows:

1. The overall level of income from charitable activities was flat with increases in maintenance charges offset by more periods without occupants of the properties.
2. Income from deposits and investments remained at the same low levels as last year reflecting the generally lower yields available.
3. The overriding reason for the lower surplus this year is the lower repair and maintenance costs during the year compared to prior year. Maintenance and repair costs were £62,432 (2022:£135,945). Revaluation gain on investments this year were £4,314 (2022: Loss of £546).
4. At 30 June 2023, the Charity had Net Current Assets of £406,195 and accumulated reserves of £1,399,269.

c. Principal risks and uncertainties

The Trustees continue to review the activities of the Charity with respect to risks to which the Charity is exposed, and make decisions where appropriate to address those risks.

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2023

Structure, governance and management

a. Constitution

Kingston-Upon-Thames United Charities was registered as a Charitable Incorporated Organisation (CIO) on 8 March 2019. The activities, assets and obligations of its predecessor, also named Kingston-Upon-Thames United Charities (charity number: 202502) which was a charitable trust, were taken over by the CIO during the subsequent months. Formal approval was received from the Charity Commission on 18 August 2020. The predecessor charity was removed from the Charity Commission register by amalgamation on 18 August 2020.

b. Methods of appointment or election of Trustees

As a Charitable Incorporated Organisation, the charity is governed by Trustee board members. The Charity board of Trustees can have up to 14 board members. One Trustee board member will be ex-officio.

c. Basis of preparation of these accounts

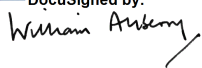
As noted above, during the year to 30 June 2020, the activities, obligations and assets of Kingston-United-Charities were transferred from a Charitable trust to a CIO. To aid the comprehension of the activities and development of the Charity, the accounts and this report have been prepared as if the Charity had been in operation in its current form as a CIO throughout the current and prior years.

Plans for future periods

The Trustees have continued to follow the refurbishment and repair plan approved in November 2018 following the quinquennial survey. In developing the plan, care was taken to ensure that the financial strength of the Charity would not be impaired. Expenditure in the year to June 2023 reduced on 2022 due to timing of the work required on roofs and brickwork of the buildings. Significant future expenditure is expected and accordingly the Trustees have sought to maintain a substantial level of cash and liquid investments.

The Trustees remain confident that over this period, the beneficiaries of the Charity will continue to enjoy their homes at the Almshouses, which remain one of Kingston's hidden treasures.

Approved by order of the members of the board of Trustees and signed on their behalf by:

DocuSigned by:

.....
27079A48B0FB482.....
William Allberry
Chairman

Date: 30-Apr-2024

KINGSTON UPON THAMES UNITED CHARITIES

MENZIES
BRIGHTER THINKING

INDEPENDENT EXAMINER'S REPORT

Independent examiner's report to the Trustees of Kingston Upon Thames United Charities ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 30 June 2023.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed:  634F24DE92A4471...

Dated: 30-Apr-2024

Janice Matthews FCA
Menzies LLP
Chartered Accountants
Magna House
18-32 London Road
Staines-Upon-Thames
TW18 4BP

KINGSTON UPON THAMES UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 30 JUNE 2023

	Note	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income from:					
Charitable activities	2	-	212,314	212,314	213,266
Investments		-	1,714	1,714	602
Total income		-	214,028	214,028	213,868
Expenditure on:					
Charitable activities	3	-	133,385	133,385	207,459
Total expenditure		-	133,385	133,385	207,459
Net income before net gains/(losses) on investments		-	80,643	80,643	6,409
Net gains/(losses) on investments		-	4,314	4,314	(546)
Net movement in funds		-	84,957	84,957	5,863
Reconciliation of funds:					
Total funds brought forward		24,545	1,289,767	1,314,312	1,308,449
Net movement in funds		-	84,957	84,957	5,863
Total funds carried forward		24,545	1,374,724	1,399,269	1,314,312

The Statement of financial activities includes all gains and losses recognised in the year.


The notes on pages 8 to 16 form part of these financial statements.

KINGSTON UPON THAMES UNITED CHARITIES

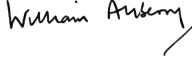
BALANCE SHEET AS AT 30 JUNE 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible assets	7	810,044	809,173
Investments	8	183,030	178,716
		<u>993,074</u>	<u>987,889</u>
Current assets			
Debtors	9	7,369	7,221
Investments	10	75,055	74,732
Cash at bank and in hand		340,631	268,524
		<u>423,055</u>	<u>350,477</u>
Creditors: amounts falling due within one year	11	(16,860)	(24,054)
Net current assets		<u>406,195</u>	<u>326,423</u>
Total assets less current liabilities		<u>1,399,269</u>	<u>1,314,312</u>
Total net assets		<u>1,399,269</u>	<u>1,314,312</u>
Charity funds			
Restricted funds	12	24,545	24,545
Unrestricted funds	12	1,374,724	1,289,767
Total funds		<u>1,399,269</u>	<u>1,314,312</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

DocuSigned by:

986448F9883C45B.....
Richard Boulton, Treasurer

Date: 30-Apr-2024

DocuSigned by:

27079A48B0FB482.....
William Allberry, Chairman

30-Apr-2024

The notes on pages 8 to 16 form part of these financial statements.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Kingston Upon Thames United Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

All expenditure is inclusive of irrecoverable VAT.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

1. Accounting policies (continued)

1.4 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property	- As the properties are maintained in a state of repair such that their estimated residual value is not less than their carrying amount the annual charge for depreciation would be nil. No depreciation has been charged in the year.
Computer equipment	- 3 yrs S/L

1.5 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

1.6 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.7 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

1.8 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

2. Income from charitable activities

	Unrestricted funds 2023 £	Total funds 2023 £	<i>Total funds 2022 £</i>
Rental income	212,096	212,096	213,158
Donations/sundry income	218	218	108
	<u>212,314</u>	<u>212,314</u>	<u>213,266</u>
<i>Total 2022</i>	<u>213,266</u>	<u>213,266</u>	

3. Analysis of expenditure by activities

	Activities undertaken directly 2023 £	Support costs 2023 £	Total funds 2023 £	<i>Total funds 2022 £</i>
Charitable activities	120,491	12,894	133,385	207,459
<i>Total 2022</i>	<u>196,497</u>	<u>10,962</u>	<u>207,459</u>	

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

3. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Charitable activities 2023 £	Total funds 2023 £	<i>Total funds 2022 £</i>
Staff costs	37,798	37,798	34,988
Repairs and maintenance	62,432	62,432	135,945
Council tax and water	1,733	1,733	6,853
Light and heat	3,968	3,968	1,770
Insurance	4,618	4,618	4,283
Care Line	1,616	1,616	1,682
Office expense	2,129	2,129	1,519
Subscriptions	696	696	555
Sundry expenses	2,221	2,221	5,728
Cleaning	3,155	3,155	2,274
Gifts	125	125	900
	<u>120,491</u>	<u>120,491</u>	<u>196,497</u>
<i>Total 2022</i>		<u>196,497</u>	<u>196,497</u>

4. Independent examiner's remuneration

	2023 £	<i>2022 £</i>
Independent examiner's fees	3,950	3,600

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

5. Staff costs

	2023 £	2022 £
Wages and salaries	36,062	33,320
Contribution to defined contribution pension schemes	1,736	1,668
	<u>37,798</u>	<u>34,988</u>

The average number of persons employed by the Charity during the year was as follows:

	2023 No.	2022 No.
	<u>2</u>	<u>2</u>

No employee received remuneration amounting to more than £60,000 in either year.

Due to the small nature of the Charity, the Trustees have deemed that there are no key management personnel, and key management decisions are made by the Trustees.

6. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2022 - £NIL).

During the year ended 30 June 2023, no Trustee expenses have been incurred (2022 - £NIL).

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

7. Tangible fixed assets

	Freehold property £	Computer equipment £	Total £
Cost or valuation			
At 1 July 2022	809,173	-	809,173
Additions	-	950	950
At 30 June 2023	<u>809,173</u>	<u>950</u>	<u>810,123</u>
Depreciation			
Charge for the year	-	79	79
At 30 June 2023	<u>-</u>	<u>79</u>	<u>79</u>
Net book value			
At 30 June 2023	<u>809,173</u>	<u>871</u>	<u>810,044</u>
At 30 June 2022	<u>809,173</u>	<u>-</u>	<u>809,173</u>

8. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 July 2022	178,716
Revaluations	4,314
At 30 June 2023	<u>183,030</u>

9. Debtors

	2023 £	2022 £
Due within one year		
Prepayments and accrued income	7,369	7,221
	<u>7,369</u>	<u>7,221</u>

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

10. Current asset investments

	2023 £	2022 £
Listed investments	75,055	74,732

11. Creditors: Amounts falling due within one year

	2023 £	2022 £
Trade creditors	2,632	1,086
Other taxation and social security	1,344	1,346
Other creditors	169	80
Accruals and deferred income	12,715	21,542
	16,860	24,054

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

12. Statement of funds

Statement of funds - current year

	Balance at 1 July 2022 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 June 2023 £
Unrestricted funds					
General Funds	1,289,767	214,876	(133,385)	3,466	1,374,724
Restricted funds					
Eleemosynary fund	24,545	-	-	-	24,545
Total of funds	1,314,312	214,876	(133,385)	3,466	1,399,269

Statement of funds - prior year

	Balance at 1 July 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 June 2022 £
Unrestricted funds					
General Funds	1,283,904	213,868	(207,459)	(546)	1,289,767
Restricted funds					
Eleemosynary fund	24,545	-	-	-	24,545
Total of funds	1,308,449	213,868	(207,459)	(546)	1,314,312

The Trust deed for Kingston Upon Thames United Charities state that income arising from the Eleemosynary Fund should be applied by the Trustees in relieving either generally or individually persons resident in Kingston, who are in conditions of need, hardship or distress by making grants of money or providing of paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2023

13. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2023 £	Unrestricted funds 2023 £	Total funds 2023 £
Tangible fixed assets	-	810,044	810,044
Fixed asset investments	-	183,030	183,030
Current assets	24,545	398,510	423,055
Creditors due within one year	-	(16,860)	(16,860)
Total	24,545	1,374,724	1,399,269

Analysis of net assets between funds - prior year

	<i>Restricted funds 2022 £</i>	<i>Unrestricted funds 2022 £</i>	<i>Total funds 2022 £</i>
Tangible fixed assets	-	809,173	809,173
Fixed asset investments	-	178,716	178,716
Current assets	24,545	325,932	350,477
Creditors due within one year	-	(24,054)	(24,054)
Total	24,545	1,289,767	1,314,312

14. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 30 June 2023.

KINGSTON-UPON-THAMES UNITED CHARITIES

England & Wales - Charity number 1182389

Accounts

TRUSTEES' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2022

KINGSTON-UPON-
THAMES UNITED
CHARITIES

KINGSTON UPON THAMES UNITED CHARITIES

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Statement of financial activities	6
Balance sheet	7
Notes to the financial statements	8 - 15

KINGSTON UPON THAMES UNITED CHARITIES

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 JUNE 2022

Trustees Rev W Allberry, Chair (appointed 18 November 2021)
C Cheek
R Boulton
M Freedman
P D'Souza
L Thompson OBE
P Walker (resigned 7 November 2022)
A Sabharwal (resigned 22 March 2023)
D Hodson
L Corner (appointed 15 March 2022)
J Wilkes (resigned 15 September 2022)

Charity registered number 1182389

Principal office The Hall
Cleaves Almshouses
Old London Road
Kingston Upon Thames
Surrey
KT2 6NQ

Independent examiner Janice Matthews FCA
Chartered Accountants
Menzies LLP
Centrum House
36 Station Road
Egham
Surrey
TW20 9LF

Bankers CAF Bank Limited
25 Kings Hill Avenue
Kings Hill
West Halling
Kent
ME19 4 JQ

Solicitors Stevens & Bolton LLP
Wey House
Farnham Road
Guildford
Surrey
GU1 4YD

Clerk to the Trustees Shanthini Shanmugaguru

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2022

The Trustees present their annual report together with the financial statements of the Charity for the 1 July 2021 to 30 June 2022.

Objectives and activities

a. Policies and objectives

The principal objects of the Charity remain unchanged from those of its predecessor charity, being the relief of those in need by reason of age and financial hardship and the relief of poverty and homelessness.

Achievements and performance

a. Review of activities

The Trustees have continued to seek to meet the objectives of the Charity by providing good quality accommodation suitable for older people in the heart of Kingston at an affordable cost.

As of 30 June 2022 the Charity provided 27 properties (including a flat for guests of the beneficiaries). These properties accommodated 27 beneficiaries. All residents are aged over 60, the eldest being 92. Many of our beneficiaries are in receipt of benefit to meet the cost of accommodation. For those other beneficiaries, the Trustees will continue to monitor the situation to ensure that beneficiaries do not suffer undue hardship.

The Trustees also recognise their duty is to safeguard the provision of housing for needy older people in the borough for the future. To do so, the buildings of the Charity need to be maintained to a sufficient standard and the finances of the Charity sustained at a level sufficient to meet future obligations. In furtherance of this KUC has continued with the comprehensive property maintenance and improvement plan which includes improving access for those whose mobility is impaired e.g. in need of a mobility scooter and also the installation of mobility friendly bathrooms.

The Trustees continue to monitor the pace of the improvement programme in respect of other facilities in the apartments, particularly the kitchens together with the significant costs of repair to windows, brickwork and roofs.

These improvements together with the substantial maintenance requirements of historic buildings are reviewed in conjunction with the rate of weekly maintenance charge increases to ensure that the Charity's financial resources, including an appropriate level of reserves for contingencies, are maintained.

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2022

Financial review

a. Going concern

As of 28 February 2023, the Charity had £570,534 of cash and investments, compared to £520,362 at 31 March 2022. The monthly revenue of the Charity has not fallen since the start of the pandemic as the income is principally derived from housing benefit provided by government, while the majority of the costs of the Charity are maintenance and repair expenditures whose timing is largely at the discretion of The Trustees.

The Trustees review the Charity's expected income and expenditure and resources as part of their regular meetings. Based on these reviews and the current level of assets held by the Charity, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

b. Review of the year

The Trustees have reported an overall surplus for the year of £5,863 compared with a surplus of £122,014 in the previous year. The key factors impacting on the accounts are as follows:

1. The overall level of income from charitable activities has increased by 1% on the prior year with increases in maintenance charges from new residents and fewer periods without occupants of the properties.
2. Income from deposits and investments remained at the same low levels as last year reflecting the generally lower yields available.
3. The overriding reason for the lower surplus this year is the increase in repair and maintenance costs during the year compared to prior year as the Covid 19 pandemic limited repair activities. Maintenance and repair costs were £135,945 (2021:£50,941). Revaluation loss on investments this year were £546 (2021: Gain of £27,758).
4. At 30 June 2022, the Charity had Net Current Assets of £326,423 and accumulated reserves of £1,314,312.

c. Principal risks and uncertainties

The Trustees continue to review the activities of the Charity with respect to risks to which the Charity is exposed, and make decisions where appropriate to address those risks.

KINGSTON UPON THAMES UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2022

Structure, governance and management

a. Constitution

Kingston-Upon-Thames United Charities was registered as a Charitable Incorporated Organisation (CIO) on 8 March 2019. The activities, assets and obligations of its predecessor, also named Kingston-Upon-Thames United Charities (charity number: 202502) which was a charitable trust, were taken over by the CIO during the subsequent months. Formal approval was received from the Charity Commission on 18 August 2020. The predecessor charity was removed from the Charity Commission register by amalgamation on 18 August 2020.

b. Methods of appointment or election of Trustees

As a Charitable Incorporated Organisation, the charity is governed by Trustee board members. The Charity board of Trustees can have up to 14 board members. One Trustee board member will be ex-officio.

c. Basis of preparation of these accounts


As noted above, during the year to 30 June 2020, the activities, obligations and assets of Kingston-United-Charities were transferred from a Charitable trust to a CIO. To aid the comprehension of the activities and development of the Charity, the accounts and this report have been prepared as if the Charity had been in operation in its current form as a CIO throughout the current and prior years.

Plans for future periods

The Trustees have continued to follow the refurbishment and repair plan approved in November 2018 following the quinquennial survey. In developing the plan, care was taken to ensure that the financial strength of the Charity would not be impaired. Expenditure in the year to June 2022 increased as expected due to work needed on the roofs and brickwork of the buildings. Significant future expenditure is expected and accordingly the Trustees have sought to maintain a substantial level of cash and liquid investments.

The Trustees remain confident that over this period, the beneficiaries of the Charity will continue to enjoy their homes at the Almshouses, which remain one of Kingston's hidden treasures.

Approved by order of the members of the board of Trustees and signed on their behalf by:

DocuSigned by:

.....27079A48B0FB482.....
William Allberry
Chairman

Date: 20-Apr-2023

KINGSTON UPON THAMES UNITED CHARITIES

MENZIES
BRIGHTER THINKING

INDEPENDENT EXAMINER'S REPORT

Independent examiner's report to the Trustees of Kingston Upon Thames United Charities ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 30 June 2022.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed:

DocuSigned by:
Janice Matthews
634F24DE92A4471...

Dated: 20-Apr-2023

Janice Matthews FCA

Chartered Accountants
Menzies LLP
Centrum House
36 Station Road
Egham
Surrey
TW20 9LF

KINGSTON UPON THAMES UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 30 JUNE 2022

	Note	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income from:					
Charitable activities	2	-	213,266	213,266	211,704
Investments		-	602	602	1,265
Total income		-	213,868	213,868	212,969
Expenditure on:					
Charitable activities		-	207,459	207,459	118,713
Total expenditure		-	207,459	207,459	118,713
Net income before net (losses)/gains on investments		-	6,409	6,409	94,256
Net (losses)/gains on investments		-	(546)	(546)	27,758
Net movement in funds		-	5,863	5,863	122,014
Reconciliation of funds:					
Total funds brought forward		24,545	1,283,904	1,308,449	1,186,435
Net movement in funds		-	5,863	5,863	122,014
Total funds carried forward		24,545	1,289,767	1,314,312	1,308,449

The Statement of financial activities includes all gains and losses recognised in the year.


The notes on pages 8 to 15 form part of these financial statements.

KINGSTON UPON THAMES UNITED CHARITIES

BALANCE SHEET AS AT 30 JUNE 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	7	809,173	809,173
Investments	8	178,716	179,262
		<u>987,889</u>	<u>988,435</u>
Current assets			
Debtors	9	7,221	5,610
Investments	10	74,732	74,502
Cash at bank and in hand		268,524	253,534
		<u>350,477</u>	<u>333,646</u>
Creditors: amounts falling due within one year	11	(24,054)	(13,632)
Net current assets		<u>326,423</u>	<u>320,014</u>
Total assets less current liabilities		<u>1,314,312</u>	<u>1,308,449</u>
Total net assets		<u>1,314,312</u>	<u>1,308,449</u>
Charity funds			
Restricted funds	12	24,545	24,545
Unrestricted funds	12	1,289,767	1,283,904
Total funds		<u>1,314,312</u>	<u>1,308,449</u>

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

DocuSigned by:

986448F9893C45B.....
Richard Boulton, Treasurer

Date: 20-Apr-2023

DocuSigned by:

27079A48B0FB482.....
William Allberry, Chairman

20-Apr-2023

The notes on pages 8 to 15 form part of these financial statements.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Kingston Upon Thames United Charities meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

1.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

All expenditure is inclusive of irrecoverable VAT.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

1. Accounting policies (continued)

1.4 Tangible fixed assets and depreciation

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property	- As the properties are maintained in a state of repair such that their estimated residual value is not less than their carrying amount the annual charge for depreciation would be nil. No depreciation has been charged in the year.
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1.5 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

1.6 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.7 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

1.8 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

2. Income from charitable activities

	Unrestricted funds 2022 £	Total funds 2022 £	<i>Total funds 2021 £</i>
Rental income	213,158	213,158	208,047
Donations/sundry income	108	108	3,657
	<u>213,266</u>	<u>213,266</u>	<u>211,704</u>
<i>Total 2021</i>	<u>211,704</u>	<u>211,704</u>	

3. Analysis of expenditure by activities

	Activities undertaken directly 2022 £	Support costs 2022 £	Total funds 2022 £	<i>Total funds 2021 £</i>
Charitable activities	196,497	10,962	207,459	118,713
<i>Total 2021</i>	<u>108,078</u>	<u>10,635</u>	<u>118,713</u>	

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

3. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Charitable activities 2022 £	Total funds 2022 £	<i>Total funds 2021 £</i>
Staff costs	34,988	34,988	34,911
Repairs and maintenance	135,945	135,945	50,941
Council tax and water	6,853	6,853	5,473
Light and heat	1,770	1,770	1,447
Insurance	4,283	4,283	4,832
Care Line	1,682	1,682	3,370
Office expense	1,519	1,519	996
Subscriptions	555	555	344
Sundry expenses	5,728	5,728	5,218
Cleaning	2,274	2,274	546
Gifts	900	900	-
	<u>196,497</u>	<u>196,497</u>	<u>108,078</u>
<i>Total 2021</i>	<u>108,078</u>	<u>108,078</u>	

4. Independent examiner's remuneration

	2022 £	<i>2021 £</i>
Independent examiner's fees	3,600	3,250

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

5. Staff costs

	2022 £	2021 £
Wages and salaries	33,320	33,249
Contribution to defined contribution pension schemes	1,668	1,662
	<u>34,988</u>	<u>34,911</u>

The average number of persons employed by the Charity during the year was as follows:

	2022 No.	2021 No.
	<u>2</u>	<u>2</u>

No employee received remuneration amounting to more than £60,000 in either year.

Due to the small nature of the Charity, the Trustees have deemed that there are no key management personnel, and key management decisions are made by the Trustees.

6. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2021 - £NIL).

During the year ended 30 June 2022, no Trustee expenses have been incurred (2021 - £NIL).

7. Tangible fixed assets

	Freehold property £
Cost or valuation	
At 1 July 2021	809,173
At 30 June 2022	<u>809,173</u>
Net book value	
At 30 June 2022	<u>809,173</u>
At 30 June 2021	<u>809,173</u>

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

8. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 July 2021	179,262
Revaluations	(546)
At 30 June 2022	<u>178,716</u>

9. Debtors

	2022 £	2021 £
Due within one year		
Prepayments and accrued income	7,221	5,610
	<u>7,221</u>	<u>5,610</u>

10. Current asset investments

	2022 £	2021 £
Listed investments	74,732	74,502
	<u>74,732</u>	<u>74,502</u>

11. Creditors: Amounts falling due within one year

	2022 £	2021 £
Trade creditors	1,086	7,196
Other taxation and social security	1,346	182
Other creditors	80	33
Accruals and deferred income	21,542	6,221
	<u>24,054</u>	<u>13,632</u>

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

12. Statement of funds

Statement of funds - current year

	Balance at 1 July 2021 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 June 2022 £
Unrestricted funds					
General Funds	1,283,904	213,868	(207,459)	(546)	1,289,767
Restricted funds					
Eleemosynary fund	24,545	-	-	-	24,545
Total of funds	1,308,449	213,868	(207,459)	(546)	1,314,312

Statement of funds - prior year

	Balance at 1 July 2020 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 June 2021 £
Unrestricted funds					
General Funds	1,161,890	212,969	(118,713)	27,758	1,283,904
Restricted funds					
Eleemosynary fund	24,545	-	-	-	24,545
Total of funds	1,186,435	212,969	(118,713)	27,758	1,308,449

The Trust deed for Kingston Upon Thames United Charities state that income arising from the Eleemosynary Fund should be applied by the Trustees in relieving either generally or individually persons resident in Kingston, who are in conditions of need, hardship or distress by making grants of money or providing of paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons.

KINGSTON UPON THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2022

13. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2022 £	Unrestricted funds 2022 £	Total funds 2022 £
Tangible fixed assets	-	809,173	809,173
Fixed asset investments	-	178,716	178,716
Current assets	24,545	325,932	350,477
Creditors due within one year	-	(24,054)	(24,054)
Total	24,545	1,289,767	1,314,312

Analysis of net assets between funds - prior year

	<i>Restricted funds 2021 £</i>	<i>Unrestricted funds 2021 £</i>	<i>Total funds 2021 £</i>
Tangible fixed assets	-	809,173	809,173
Fixed asset investments	-	179,262	179,262
Current assets	24,545	309,101	333,646
Creditors due within one year	-	(13,632)	(13,632)
Total	24,545	1,283,904	1,308,449

14. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 30 June 2022.

KINGSTON-UPON-THAMES UNITED CHARITIES

England & Wales - Charity number 1182389

Accounts

TRUSTEES' REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2021

KINGSTON-UPON-
THAMES UNITED
CHARITIES

KINGSTON-UPON-THAMES UNITED CHARITIES

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KINGSTON-UPON-THAMES UNITED CHARITIES

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISERS FOR THE YEAR ENDED 30 JUNE 2021

Trustees W Allberry, Chair (appointed 18 November 2021)
S Hebditch (resigned 21 November 2020)
C Cheek
R Boulton
J Wilkes (resigned 15 September 2021)
M Freedman
P D'Souza
L Thompson OBE
P Walker
A Sabharwal
D Hodson
L Corner (appointed 15 March 2022)

Charity registered number 1182389

Principal office The Hall
Cleaves Almshouses
Old London Road
Kingston Upon Thames
Surrey
KT2 6NQ

Clerk to the Trustees Shanthini Shanmugaguru

Independent examiner Janice Matthews FCA
Chartered Accountants
Menzies LLP
Centrum House
36 Station Road
Egham
Surrey
TW20 9LF

Bankers CAF Bank Limited
25 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4JQ

Solicitors Stevens & Bolton LLP
Wey House
Farnham Road
Guildford
Surrey
GU1 4YD

KINGSTON-UPON-THAMES UNITED CHARITIES

TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2021

The Trustees present their annual report together with the financial statements of the Charity for the 1 July 2020 to 30 June 2021.

Objectives and activities

a. Policies and objectives

The principal objects of the Charity remain unchanged from those of its predecessor charity, being the relief of those in need by reason of age and financial hardship and the relief of poverty and homelessness.

Achievements and performance

a. Review of activities

The Trustees have continued to seek to meet the objectives of the Charity by providing good quality accommodation suitable for older people in the heart of Kingston at an affordable cost.

As of 30 June 2021 the Charity provided 27 properties (including a flat for guests of the beneficiaries). These properties accommodated 27 beneficiaries. All residents are aged over 60, the eldest being 92. Many of our beneficiaries are in receipt of benefit to meet the cost of accommodation. For those other beneficiaries, the Trustees will continue to monitor the situation to ensure that beneficiaries do not suffer undue hardship.

The Trustees also recognise their duty is to safeguard the provision of housing for needy older people in the borough for the future. To do so, the buildings of the Charity need to be maintained to a sufficient standard and the finances of the Charity sustained at a level sufficient to meet future obligations. In furtherance of this KUC has continued with the comprehensive property maintenance and improvement plan which includes improving access for those whose mobility is impaired e.g. in need of a mobility scooter and also the installation of mobility friendly bathrooms.

In the financial year, the charity has completed the renovation of all the bathrooms in its properties. The Trustees continue to monitor the pace of the improvement programme in respect of other facilities in the apartments, particularly the kitchens. These improvements together with the substantial maintenance requirements of historic buildings are reviewed in conjunction with the rate of weekly maintenance charge increases to ensure that the Charity's financial resources, including an appropriate level of reserves for contingencies, are maintained.

The current Board look forward to meeting the challenges of the upcoming year by promoting and preserving the Almshouses' special place in this community.

KINGSTON-UPON-THAMES UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2021

Financial review

a. Going concern

As of 31 March 2022, the Charity had £520,362 of cash and investments, compared to £479,154 at 28 February 2021. The monthly revenue of the Charity has not fallen since the start of the pandemic as the income is principally derived from housing benefit provided by government, while the majority of the costs of the Charity are maintenance and repair expenditures whose timing is largely at the discretion of The Trustees.

The Trustees review the Charity's expected income and expenditure and resources as part of their regular meetings. Based on these reviews and the current level of assets held by the Charity, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

b. Review of the year

The Trustees have reported an overall surplus for the year of £122,014 compared with a surplus of £1,955 in the previous year. The key factors impacting on the accounts are as follows:

1. The overall level of income from charitable activities has increased by 5% on the prior year with increases in maintenance charges from new residents and fewer periods without occupants of the properties.
2. Income from deposits and investments remained at the same low levels as last year reflecting the generally lower yields available.
3. The overriding reason for the higher surplus this year is the reduction in repair and maintenance costs during the year compared to prior year as the Covid 19 pandemic limited repair activities. Maintenance and repair costs were £50,941 (2020:£117,602). Revaluation gains on investments this year were £27,758 (2020: Loss of £14,140).
4. At 30 June 2021, the Charity had Net Current Assets of £320,014 and accumulated reserves of £1,308,449.

c. Principal risks and uncertainties

The Trustees continue to review the activities of the Charity with respect to risks to which the Charity is exposed, and make decisions where appropriate to address those risks.

KINGSTON-UPON-THAMES UNITED CHARITIES

TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2021

Structure, governance and management

a. Constitution

Kingston-Upon-Thames United Charities was registered as a Charitable Incorporated Organisation (CIO) on 8 March 2019. The activities, assets and obligations of its predecessor, also named Kingston-Upon-Thames United Charities (charity number: 202502) which was a charitable trust, were taken over by the CIO during the subsequent months. Formal approval was received from the Charity Commission on 18 August 2020. The predecessor charity was removed from the Charity Commission register by amalgamation on 18 August 2020.

b. Methods of appointment or election of Trustees

As a Charitable Incorporated Organisation, the charity is governed by Trustee board members. The Charity board of Trustees can have up to 14 board members. One Trustee board member will be ex-officio.

c. Basis of preparation of these accounts

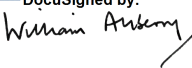
As noted above, during the year to 30 June 2020, the activities, obligations and assets of Kingston-United-Charities were transferred from a Charitable trust to a CIO. To aid the comprehension of the activities and development of the Charity, the accounts and this report have been prepared as if the Charity had been in operation in its current form as a CIO throughout the year to 30 June 2021 and in the prior year.

Plans for future periods

The Trustees have continued to follow the refurbishment and repair plan approved in November 2018 following the quinquennial survey. In developing the plan, care was taken to ensure that the financial strength of the Charity would not be impaired. While the level of work in 2021 was lower because of the restrictions arising from the pandemic, expenditure in the year to June 2022 is expected to be significantly higher due to work needed on the roofs and brickwork of the buildings. Over time, in accordance with the plan, it is anticipated that the average level of expenditure will return to the levels seen in 2020.

The Trustees remain confident that over this period, the beneficiaries of the Charity will continue to enjoy their homes at the Almshouses, which remain one of Kingston's hidden treasures.

Approved by order of the members of the board of Trustees and signed on their behalf by:

DocuSigned by:

.....
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William Allberry
Chairman

Date: 25-Apr-2022

KINGSTON-UPON-THAMES UNITED CHARITIES

MENZIES
BRIGHTER THINKING

INDEPENDENT EXAMINERS' REPORT TO KINGSTON-UPON-THAMES UNITED CHARITIES

Independent examiner's report to the Trustees of Kingston-Upon-Thames United Charities ('the Charity')

I report to the charity Trustees on my examination of the accounts of the Charity for the year ended 30 June 2021.

Responsibilities and basis of report

As the Trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the Charity has prepared the accounts in accordance with 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) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has been withdrawn.

I understand that this has been done in order for the accounts to provide a true and fair view in accordance with the Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

This report is made solely to the Charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work or for this report.

Signed:
Janice Matthews FCA
Menzies LLP
Centrum House
36 Station Road
Egham
Surrey
TW20 9LF

DocuSigned by:
Janice Matthews
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Dated: 27-Apr-2022

KINGSTON-UPON-THAMES UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 30 JUNE 2021

	Note	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income from:					
Charitable activities	2	-	211,704	211,704	200,791
Investments		-	1,265	1,265	1,388
Total income		-	212,969	212,969	202,179
Expenditure on:					
Charitable activities		-	118,713	118,713	186,084
Total expenditure		-	118,713	118,713	186,084
Net income before net gains/(losses) on investments					
		-	94,256	94,256	16,095
Net gains/(losses) on investments		-	27,758	27,758	(14,140)
Net movement in funds		-	122,014	122,014	1,955
Reconciliation of funds:					
Total funds brought forward		24,545	1,161,890	1,186,435	1,184,480
Net movement in funds		-	122,014	122,014	1,955
Total funds carried forward		24,545	1,283,904	1,308,449	1,186,435

The Statement of financial activities includes all gains and losses recognised in the year.

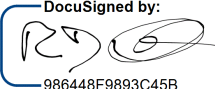
The notes on pages 8 to 15 form part of these financial statements.

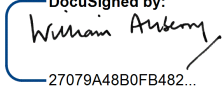
KINGSTON-UPON-THAMES UNITED CHARITIES

BALANCE SHEET AS AT 30 JUNE 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible assets	7	809,173	809,173
Investments	8	179,262	101,504
		988,435	910,677
Current assets			
Debtors	9	5,610	2,119
Investments	10	74,502	73,549
Cash at bank and in hand		253,534	209,904
		333,646	285,572
Creditors: amounts falling due within one year	11	(13,632)	(9,814)
Net current assets		320,014	275,758
Total assets less current liabilities		1,308,449	1,186,435
Total net assets		1,308,449	1,186,435
Charity funds			
Restricted funds	12	24,545	24,545
Unrestricted funds	12	1,283,904	1,161,890
Total funds		1,308,449	1,186,435

The financial statements were approved and authorised for issue by the Trustees and signed on their behalf by:

DocuSigned by:

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Richard Boulton, Treasurer

DocuSigned by:

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William Allberry, Chairman

Date: 25-Apr-2022

25-Apr-2022

The notes on pages 8 to 15 form part of these financial statements.

KINGSTON-UPON-THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The financial statements have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair' view. This departure has involved following the Charities SORP (FRS 102) published in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Kingston-Upon-Thames United Charities meets the definition of a public benefit entity under FRS 102.

1.2 Income

All income is recognised once the Charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Income tax recoverable in relation to investment income is recognised at the time the investment income is receivable.

1.3 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Charitable activities and Governance costs are costs incurred on the charity's education operations, including support costs and costs relating to the governance of the charity apportioned to charitable activities.

All expenditure is inclusive of irrecoverable VAT.

KINGSTON-UPON-THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

1. Accounting policies (continued)

1.4 Tangible fixed assets and depreciation

Tangible fixed assets costing more than £500 are capitalised.

A review for impairment of a fixed asset is carried out if events or changes in circumstances indicate that the carrying value of any fixed asset may not be recoverable. Shortfalls between the carrying value of fixed assets and their recoverable amounts are recognised as impairments. Impairment losses are recognised in the Statement of financial activities.

Tangible fixed assets are carried at cost, net of depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold property	- As the properties are maintained in a state of repair such that their estimated residual value is not less than their carrying amount the annual charge for depreciation would be nil. No depreciation has been charged in the year.
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1.5 Investments

Fixed asset investments are a form of financial instrument and are initially recognised at their transaction cost and subsequently measured at fair value at the Balance sheet date, unless the value cannot be measured reliably in which case it is measured at cost less impairment. Investment gains and losses, whether realised or unrealised, are combined and presented as 'Gains/(Losses) on investments' in the Statement of financial activities.

1.6 Financial instruments

The Charity only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value with the exception of bank loans which are subsequently measured at amortised cost using the effective interest method.

1.7 Pensions

The Charity operates a defined contribution pension scheme and the pension charge represents the amounts payable by the Charity to the fund in respect of the year.

1.8 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the Charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

KINGSTON-UPON-THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

2. Income from charitable activities

	Unrestricted funds 2021 £	Total funds 2021 £	<i>Total funds 2020 £</i>
Rental income	208,047	208,047	200,474
Donations/sundry income	3,657	3,657	317
	<u>211,704</u>	<u>211,704</u>	<u>200,791</u>
<i>Total 2020</i>	<u>200,791</u>	<u>200,791</u>	

3. Analysis of expenditure by activities

	Activities undertaken directly 2021 £	Support costs 2021 £	Total funds 2021 £	<i>Total funds 2020 £</i>
Charitable activities	108,078	10,635	118,713	186,084
	<u>108,078</u>	<u>10,635</u>	<u>118,713</u>	<u>186,084</u>
<i>Total 2020</i>	<u>175,315</u>	<u>10,769</u>	<u>186,084</u>	

KINGSTON-UPON-THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

3. Analysis of expenditure by activities (continued)

Analysis of direct costs

	Charitable Activities 2021 £	Total funds 2021 £	<i>Total funds 2020 £</i>
Staff costs	34,911	34,911	35,272
Repairs and maintenance	50,941	50,941	117,602
Council tax and water	5,473	5,473	6,005
Light and heat	1,447	1,447	2,210
Insurance	4,832	4,832	4,220
Care Line	3,370	3,370	2,539
Office expenses	996	996	1,158
Subscriptions	344	344	634
Sundry expenses	5,218	5,218	5,017
Cleaning	546	546	658
	<u>108,078</u>	<u>108,078</u>	<u>175,315</u>
<i>Total 2020</i>	<u>175,315</u>	<u>175,315</u>	

4. Independent examiner's remuneration

	2021 £	<i>2020 £</i>
Independent examiner's fees	3,700	3,600

KINGSTON-UPON-THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

5. Staff costs

	2021 £	2020 £
Wages and salaries	33,249	33,610
Other pension costs	1,662	1,662
	<u>34,911</u>	<u>35,272</u>

The average number of persons employed by the Charity during the year was as follows:

	2021 No.	2020 No.
	<u>2</u>	<u>2</u>

No employee received remuneration amounting to more than £60,000 in either year.

Due to the small nature of the Charity, the Trustees have deemed that there are no key management personnel, and key management decisions are made by the Trustees.

6. Trustees' remuneration and expenses

During the year, no Trustees received any remuneration or other benefits (2020 - £NIL).

During the year ended 30 June 2021, no Trustee expenses have been incurred (2020 - £NIL).

7. Tangible fixed assets

	Freehold property £
Cost	
At 1 July 2020	809,173
At 30 June 2021	<u>809,173</u>
Net book value	
At 30 June 2021	<u>809,173</u>
At 30 June 2020	<u>809,173</u>

KINGSTON-UPON-THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

8. Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 July 2020	101,504
Additions	50,000
Revaluations	27,758
At 30 June 2021	<u>179,262</u>

Valuation

Values have been determined by reference to readily available market prices

9. Debtors

	2021 £	2020 £
Due within one year		
Other debtors	-	11
Prepayments and accrued income	5,610	2,108
	<u>5,610</u>	<u>2,119</u>

10. Current asset investments

	2021 £	2020 £
Listed investments	<u>74,502</u>	<u>73,549</u>

11. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	7,196	5,592
Other taxation and social security	182	182
Other creditors	33	540
Accruals and deferred income	6,221	3,500
	<u>13,632</u>	<u>9,814</u>

KINGSTON-UPON-THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

12. Statement of funds

Statement of funds - current year

	Balance at 1 July 2020 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 June 2021 £
Unrestricted funds					
General Funds	1,161,890	212,969	(118,713)	27,758	1,283,904
Restricted funds					
Eleemosynary fund	24,545	-	-	-	24,545
Total of funds	1,186,435	212,969	(118,713)	27,758	1,308,449

Statement of funds - prior year

	Balance at 1 July 2019 £	Income £	Expenditure £	Gains/ (Losses) £	Balance at 30 June 2020 £
Unrestricted funds					
General Funds	1,159,935	202,179	(186,084)	(14,140)	1,161,890
Restricted fund					
Eleemosynary fund	24,545	-	-	-	24,545
Total of funds	1,184,480	202,179	(186,084)	(14,140)	1,166,435

The Trust deed for Kingston Upon Thames United Charities state that income arising from the Eleemosynary Fund should be applied by the Trustees in relieving either generally or individually persons resident in Kingston, who are in conditions of need, hardship or distress by making grants of money or providing of paying for items, services or facilities calculated to reduce the need, hardship or distress of such persons.

KINGSTON-UPON-THAMES UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

13. Analysis of net assets between funds

Analysis of net assets between funds - current year

	Restricted funds 2021 £	Unrestricted funds 2021 £	Total funds 2021 £
Tangible fixed assets	-	809,173	809,173
Fixed asset investments	-	179,262	179,262
Current assets	24,545	309,101	333,646
Creditors due within one year	-	(13,632)	(13,632)
Total	24,545	1,283,904	1,308,449

Analysis of net assets between funds - prior year

	<i>Restricted funds 2020 £</i>	<i>Unrestricted funds 2020 £</i>	<i>Total funds 2020 £</i>
Tangible fixed assets	-	809,173	809,173
Fixed asset investments	-	101,504	101,504
Current assets	24,545	261,027	285,572
Creditors due within one year	-	(9,814)	(9,814)
Total	24,545	1,161,890	1,186,435

14. Related party transactions

The Charity has not entered into any related party transaction during the year, nor are there any outstanding balances owing between related parties and the Charity at 30 June 2021.