

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

KINGSTON-UPON-  
THAMES UNITED  
CHARITIES

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# KINGSTON UPON THAMES UNITED CHARITIES

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# KINGSTON UPON THAMES UNITED CHARITIES

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

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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

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# KINGSTON UPON THAMES UNITED CHARITIES

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## TRUSTEES' REPORT FOR THE YEAR ENDED 30 JUNE 2025

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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

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# KINGSTON UPON THAMES UNITED CHARITIES

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

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### 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

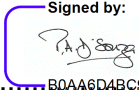
As a Charitable Incorporated Organisation, the charity is governed by Trustee board members. The Charity board of Trustees can have up to 13 ordinarily appointed trustees plus one nominated trustee.

#### 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:  
  
.....7EQ2E955DQ1744D.....  
**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:

DocuSigned by:  
*Janice Matthews*  
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 £
<b>Income from:</b>					
Charitable activities	2	248,294	-	248,294	229,812
Investments		2,808	-	2,808	3,333
<b>Total income</b>		<b>251,102</b>	<b>-</b>	<b>251,102</b>	<b>233,145</b>
<b>Expenditure on:</b>					
Charitable activities	3	161,731	4,800	166,531	282,556
<b>Total expenditure</b>		<b>161,731</b>	<b>4,800</b>	<b>166,531</b>	<b>282,556</b>
<b>Net income/(expenditure) before net gains on investments</b>		<b>89,371</b>	<b>(4,800)</b>	<b>84,571</b>	<b>(49,411)</b>
Net gains on investments		23,569	-	23,569	32,129
<b>Net movement in funds</b>		<b>112,940</b>	<b>(4,800)</b>	<b>108,140</b>	<b>(17,282)</b>
<b>Reconciliation of funds:</b>					
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)
<b>Total funds carried forward</b>		<b>1,470,382</b>	<b>19,745</b>	<b>1,490,127</b>	<b>1,381,987</b>

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.

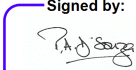


KINGSTON UPON THAMES UNITED CHARITIES

BALANCE SHEET  
AS AT 30 JUNE 2025

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible assets	7	809,411	809,727
Investments	8	438,728	415,159
		<u>1,248,139</u>	<u>1,224,886</u>
<b>Current assets</b>			
Debtors	9	6,654	7,576
Cash at bank and in hand		245,657	176,479
		<u>252,311</u>	<u>184,055</u>
<b>Current liabilities</b>			
Creditors: amounts falling due within one year	10	(10,323)	(26,954)
<b>Net current assets</b>		<u>241,988</u>	<u>157,101</u>
<b>Total assets less current liabilities</b>		<u>1,490,127</u>	<u>1,381,987</u>
<b>Total net assets</b>		<u>1,490,127</u>	<u>1,381,987</u>
<b>Charity funds</b>			
Restricted funds	11	19,745	24,545
Unrestricted funds	11	1,470,382	1,357,442
<b>Total funds</b>		<u>1,490,127</u>	<u>1,381,987</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:  
  
7E02E955D01744B.....  
**D Hodson**  
Joint Chair  
24-Mar-2026

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

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# KINGSTON UPON THAMES UNITED CHARITIES

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

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### 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 £	Total funds 2024 £
Rental income	247,992	247,992	229,689
Donations/sundry income	302	302	123
	248,294	248,294	229,812
Total 2024	229,812	229,812	

3. Analysis of expenditure by activities

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

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

### 4. Independent examiner's remuneration

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

### 5. Staff costs

	2025 £	2024 £
Wages and salaries	<b>38,653</b>	36,586
Contribution to defined contribution pension schemes	<b>1,914</b>	1,823
	<u><b>40,567</b></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 £
<b>Cost or valuation</b>			
At 1 July 2024	809,173	950	810,123
At 30 June 2025	809,173	950	810,123
<b>Depreciation</b>			
At 1 July 2024	-	396	396
Charge for the year	-	316	316
At 30 June 2025	-	712	712
<b>Net book value</b>			
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	438,728

9. Debtors

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

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
	10,323	26,954

# 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 £
<b>Unrestricted funds</b>					
General Funds	1,357,442	251,102	(161,731)	23,569	1,470,382
<b>Restricted funds</b>					
Eleemosynary fund	24,545	-	(4,800)	-	19,745
<b>Total of funds</b>	<b>1,381,987</b>	<b>251,102</b>	<b>(166,531)</b>	<b>23,569</b>	<b>1,490,127</b>

#### Statement of funds - prior year

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

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)
<b>Total</b>	<b>1,470,382</b>	<b>19,745</b>	<b>1,490,127</b>

Analysis of net assets between funds - prior year

	Unrestricted funds 2024 £	Restricted funds 2024 £	Total funds 2024 £
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)
<b>Total</b>	<b>1,357,442</b>	<b>24,545</b>	<b>1,381,987</b>

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.