

WINDLESHAM UNITED CHARITIES

England & Wales · Charity number 200224

Details

Status Registered

Legal form Other

Registered 1961-07-20

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

Contact

Address 4 James Butler Almhouses
Guildford Road
Bagshot
Surrey
GU19 5NH

Phone 01276476158

Email jamesbutleroffice@btinternet.com

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: The erection and maintaining of homes for the poor of the Parish of Windlesham.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ANCIENT PARISH OF WINDLESHAM
- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£75,480	£70,348	-	-
2024-12-31	£54,369	£45,222	-	-
2023-12-31	£51,917	£51,407	-	-
2022-12-31	£49,204	£61,722	-	-
2021-12-31	£47,147	£70,099	-	-
2020-12-31	£55,172	£42,222	-	-

Trustees

Name	Role	Appointed
Alan Stevens		2025-05-20
Brian Pickthall		2026-01-20
JOHN WINTERTON		2012-10-11
Jeremy Cordingley		2026-01-20
Joan Madsen		2026-04-01
Valerie White		2019-10-29

Linked charities

- GEORGE CHEWTER (POOR CHARITIES) (200224-10)
- HENRY SMITH (WARBLETON ESTATE) (POOR CHARITIES) (200224-11)
- WINDLESHAM UNKNOWN DONOR (ALMSHOUSE CHARITIES) (200224-2)
- LOUISA ROBINSON (ALMSHOUSE CHARITIES) (200224-3)
- REVEREND EDWARD BIRCH (ALMSHOUSE CHARITIES) (200224-4)
- LADY AMELIA BUTLER (ALMSHOUSE CHARITIES) (200224-5)
- ELEANOR STRANGE (POOR CHARITIES) (200224-6)
- AMBROSIA HUGHES (POOR CHARITIES) (200224-7)
- JAMES BUTLER (ALMSHOUSE CHARITIES) (200224-8)
- DUCHESS OF GLOUCESTER'S CHARITY FOR THE POOR (POOR CHARITIES) (200224-9)

WINDLESHAM UNITED CHARITIES

England & Wales - Charity number 200224

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025
FOR
WINDLESHAM UNITED CHARITIES**

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

WINDLESHAM UNITED CHARITIES

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

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WINDLESHAM UNITED CHARITIES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their report with the financial statements of the charity for the year ended 31 December 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Windlesham United Charities was formed by a scheme of the Charities Commissioners in 1899. The objectives are the erection and maintaining of homes for the poor of the Parish of Windlesham

FINANCIAL REVIEW

Investment policy and objectives

The trustees have recognised their lack of expertise in this regard, and have delegated the task of managing funds to investment management specialists such as COIF.

Reserves policy

Each year the trustees meet to agree the level of rental income necessary to cover the anticipated expenditure. The charity's reserves are set at a level considered sufficient to meet the cost of ongoing repairs and maintenance of the housing stock, including major foreseeable repairs such as the replacement of the roofs.

Financial Review for the Year

A fire safety inspection was carried out on the 13 May 2025 and an enforcement notice EN/06/25 was issued. After receiving several quotes we instructed Surrey Fire and Safety to fit a fire alarm in the communal areas at a cost of £11,292. Emergency lighting was fitted in number four and along the walkways.

We lost Roy Barney in January and Peggy O'Driscoll in May. The 2 vacant properties were filled by the end of August.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

The responsibility for the recruitment of trustees rests with the Windlesham Parish Council. The constitution of the charity decrees that there must be 6 trustees, one of whom is the rector.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

200224

Principal address

4 James Butler Almhouses
Meade Court
Bagshot
Surrey
GU19 5NH

WINDLESHAM UNITED CHARITIES

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2025**

Trustees

J Winterton
Mrs D Winterton
Rev J Hillman (resigned 4/11/2025)
Mrs R Hutchinson (deceased 16/3/2025)
Mrs V White
J Mitchell (resigned 8/8/2025)
B Pickthall (appointed 20/1/2026)
Ms J Madsen (appointed 1/4/2026)
A Stevens (appointed 20/5/2025)
J Cordingley (appointed 20/1/2026)

Independent Examiner

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

STATEMENT OF THE RESPONSIBILITIES OF THE TRUSTEES

The Trustees are responsible under Section 41 of Part IV of the Charities Act 2011, for ensuring that accounting records are kept which are sufficient to show and explain all the transactions of the charity, and that disclose at any time with reasonable accuracy the financial position at that time.

The Trustees are also responsible for preparing financial statements for each financial year, which comply with such requirements as to their form and content as prescribed by regulations made by the Secretary of State.

Approved by order of the board of trustees on 17/5/26 and signed on its behalf by:


.....
J Winterton - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WINDLESHAM UNITED CHARITIES**

Independent examiner's report to the trustees of Windlesham United Charities

I report to the charity trustees on my examination of the accounts of Windlesham United Charities (the Trust) for the year ended 31 December 2025.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no material 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 Trust as required by Section 130 of the 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.

W. Croucher

W Croucher

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

Date: *19 MAY 2026*

WINDLESHAM UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds £	Restricted fund £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		-	23,564	23,564	-
Investment income	2	-	51,916	51,916	54,369
Total		-	75,480	75,480	54,369
EXPENDITURE ON					
Charitable activities					
Estate costs		-	7,419	7,419	10,796
Grants and donations		-	23,563	23,563	-
Repairs and maintenance		-	32,353	32,353	13,359
Other expenditure		-	5,248	5,248	5,248
Management and administration		-	17,149	17,149	15,819
Total		-	85,732	85,732	45,222
Net gains on investments		6,601	11,888	18,489	7,386
NET INCOME		6,601	1,636	8,237	16,533
RECONCILIATION OF FUNDS					
Total funds brought forward		47,356	270,916	318,272	301,739
TOTAL FUNDS CARRIED FORWARD		53,957	272,552	326,509	318,272

The notes form part of these financial statements

WINDLESHAM UNITED CHARITIES

**BALANCE SHEET
31 DECEMBER 2025**

	Notes	Unrestricted funds £	Restricted fund £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	5	-	132,516	132,516	137,764
Investments	6	53,957	-	53,957	47,356
		<u>53,957</u>	<u>132,516</u>	<u>186,473</u>	<u>185,120</u>
CURRENT ASSETS					
Debtors	7	-	438	438	330
Investments	8	-	78,394	78,394	74,506
Cash at bank		-	63,328	63,328	60,440
		<u>-</u>	<u>142,160</u>	<u>142,160</u>	<u>135,276</u>
CREDITORS					
Amounts falling due within one year	9	-	(2,124)	(2,124)	(2,124)
		<u>-</u>	<u>140,036</u>	<u>140,036</u>	<u>133,152</u>
NET CURRENT ASSETS					
		<u>-</u>	<u>140,036</u>	<u>140,036</u>	<u>133,152</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>53,957</u>	<u>272,552</u>	<u>326,509</u>	<u>318,272</u>
NET ASSETS					
		<u>53,957</u>	<u>272,552</u>	<u>326,509</u>	<u>318,272</u>
FUNDS					
	10			53,957	47,356
Unrestricted funds				272,552	270,916
Restricted funds					
TOTAL FUNDS					
				<u>326,509</u>	<u>318,272</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 19/5/26 and were signed on its behalf by:


J Winterton - Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - 2% on cost

Housing properties are stated at cost. No revaluation has taken place.

No depreciation is provided on the freehold land.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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

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

Investments

Investments are stated at market value at the balance sheet date. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

2. INVESTMENT INCOME

	2025	2024
	£	£
Rents received	51,016	53,533
Other fixed asset inv - UnFII	313	270
Deposit account interest	587	566
	<u>51,916</u>	<u>54,369</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2025 nor for the year ended 31 December 2024.

During the year, £364 (2024: £364) was paid in respect of trustee indemnity insurance.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Investment income	-	54,369	54,369
EXPENDITURE ON			
Charitable activities			
Estate costs	-	10,796	10,796
Repairs and maintenance	-	13,359	13,359
Other expenditure	-	5,248	5,248
Management and administration	-	15,819	15,819
Total	-	45,222	45,222
Net gains on investments	1,909	5,477	7,386
NET INCOME	1,909	14,624	16,533
RECONCILIATION OF FUNDS			
Total funds brought forward	45,447	256,292	301,739
TOTAL FUNDS CARRIED FORWARD	<u>47,356</u>	<u>270,916</u>	<u>318,272</u>

WINDLESHAM UNITED CHARITIES**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025****5. TANGIBLE FIXED ASSETS**

	Freehold property £
COST	
At 1 January 2025 and 31 December 2025	<u>262,341</u>
DEPRECIATION	
At 1 January 2025	124,577
Charge for year	5,248
At 31 December 2025	<u>129,825</u>
NET BOOK VALUE	
At 31 December 2025	<u>132,516</u>
At 31 December 2024	<u>137,764</u>

Windlesham United Charities was formed in 1899 by a scheme of the Charity Commissioners, later varied, and consists of one almshouse charity and nine smaller charities, all established in the locality of Windlesham, Surrey. James Butler Almshouses were originally constructed in 1761. They were rebuilt and enlarged in 1930, and further modernisation was carried out in 1954 and 1974. The cost in these accounts includes work done in 1974 which was funded by a housing grant, a local authority loan, and from the charity's own resources. Additional refurbishment in 1998 (£40,532), 1999 (£9,334), 2014 (£25,028), 2015 (£13,435) and 2020 (£42,109) is also included.

No value is attributed to the cost of land or the original cost of the building.

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2025	47,356
Revaluations	6,601
At 31 December 2025	<u>53,957</u>
NET BOOK VALUE	
At 31 December 2025	<u>53,957</u>
At 31 December 2024	<u>47,356</u>

There were no investment assets outside the UK.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

6. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 December 2025 is represented by:

	Unlisted investments
	£
Valuation in 2025	6,601
Cost	47,356
	<u>53,957</u>

The investments comprise of the following:

	2025	2024
	£	£
COIF Income shares	4,328	4,546
NAACIF Income shares	4,528	4,064
NAACIF Accumulation shares	45,101	38,746
	<u>53,957</u>	<u>47,356</u>
Total Market Value	<u>53,957</u>	<u>47,356</u>

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Prepayments	438	330
	<u>438</u>	<u>330</u>

8. CURRENT ASSET INVESTMENTS

	2025	2024
	£	£
Unlisted investments	78,394	74,506
	<u>78,394</u>	<u>74,506</u>

The income funds of the charity include restricted funds comprising the following unexpended balances of funds held on trusts to be applied for specific purposes:

	2025	2024
	£	£
Cyclical repairs	29,862	33,780
Extraordinary repairs	48,532	40,726
	<u>78,394</u>	<u>74,506</u>
Total	<u>78,394</u>	<u>74,506</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Other creditors	<u>2,124</u>	<u>2,124</u>

10. MOVEMENT IN FUNDS

	At 1/1/25	Net movement in funds	At 31/12/25
	£	£	£
Unrestricted funds			
Endowment fund	47,356	6,601	53,957
Restricted funds			
Restricted fund	270,916	1,636	272,552
TOTAL FUNDS	<u>318,272</u>	<u>8,237</u>	<u>326,509</u>

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
Endowment fund	-	-	6,601	6,601
Restricted funds				
Restricted fund	75,480	(85,732)	11,888	1,636
TOTAL FUNDS	<u>75,480</u>	<u>(85,732)</u>	<u>18,489</u>	<u>8,237</u>

Comparatives for movement in funds

	At 1/1/24	Net movement in funds	At 31/12/24
	£	£	£
Unrestricted funds			
Endowment fund	45,447	1,909	47,356
Restricted funds			
Restricted fund	256,292	14,624	270,916
TOTAL FUNDS	<u>301,739</u>	<u>16,533</u>	<u>318,272</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2025

10. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	1,909	1,909
Restricted funds				
Restricted fund	54,369	(45,222)	5,477	14,624
TOTAL FUNDS	<u>54,369</u>	<u>(45,222)</u>	<u>7,386</u>	<u>16,533</u>

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

	At 1/1/24 £	Net movement in funds £	At 31/12/25 £
Unrestricted funds			
Endowment fund	45,447	8,510	53,957
Restricted funds			
Restricted fund	256,292	16,260	272,552
TOTAL FUNDS	<u>301,739</u>	<u>24,770</u>	<u>326,509</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	8,510	8,510
Restricted funds				
Restricted fund	129,849	(130,954)	17,365	16,260
TOTAL FUNDS	<u>129,849</u>	<u>(130,954)</u>	<u>25,875</u>	<u>24,770</u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2025.

WINDLESHAM UNITED CHARITIES

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025**

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Grants	23,564	-
Investment income		
Rents received	51,016	53,533
Other fixed asset inv - UnFII	313	270
Deposit account interest	587	566
	<u>51,916</u>	<u>54,369</u>
Total incoming resources	75,480	54,369
EXPENDITURE		
Charitable activities		
Sundries	1,401	1,326
Estate costs	7,419	10,796
Repairs and maintenance	32,353	13,359
Trustees' insurance	364	364
Freehold property	5,248	5,248
Grants to institutions	23,563	-
	<u>70,348</u>	<u>31,093</u>
Support costs		
Management		
Clerk's wages and expenses	13,224	12,761
Governance costs		
Accountancy and legal fees	2,160	1,368
	<u>85,732</u>	<u>45,222</u>
Total resources expended	85,732	45,222
Net (expenditure)/income before gains and losses	(10,252)	9,147
Realised recognised gains and losses		
Unrealised gains / losses on investments	17,495	8,586
Realised gains/losses	994	(1,200)
	<u>8,237</u>	<u>16,533</u>
Net income	8,237	16,533

This page does not form part of the statutory financial statements

WINDLESHAM UNITED CHARITIES

England & Wales - Charity number 200224

Accounts

REGISTERED CHARITY NUMBER: 200224

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024
FOR
WINDLESHAM UNITED CHARITIES**

Wettone Matthews Limited
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WINDLESHAM UNITED CHARITIES

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FOR THE YEAR ENDED 31 DECEMBER 2024**

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WINDLESHAM UNITED CHARITIES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

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FINANCIAL REVIEW

Investment policy and objectives

The trustees have recognised their lack of expertise in this regard, and have delegated the task of managing funds to investment management specialists such as COIF.

Reserves policy

Each year the trustees meet to agree the level of rental income necessary to cover the anticipated expenditure. The charity's reserves are set at a level considered sufficient to meet the cost of ongoing repairs and maintenance of the housing stock, including major foreseeable repairs such as the replacement of the roofs.

Financial Review for the Year

Mr W M Graham carried out the quinquennial inspection in August and all the repairs highlighted have been carried out.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

The responsibility for the recruitment of trustees rests with the Windlesham Parish Council. The constitution of the charity decrees that there must be 6 trustees, one of whom is the rector.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

200224

Principal address

4 James Butler Almhouses
Meade Court
Bagshot
Surrey
GU19 5NH

Trustees

J Winterton
Mrs D Winterton
Rev J Hillman
Mrs R Hutchinson (deceased 16/3/2025)
Mrs V White
J Mitchell

WINDLESHAM UNITED CHARITIES

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

REFERENCE AND ADMINISTRATIVE DETAILS

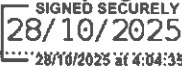
Independent Examiner

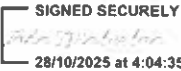
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The Trustees are also responsible for preparing financial statements for each financial year, which comply with such requirements as to their form and content as prescribed by regulations made by the Secretary of State.

Approved by order of the board of trustees on ...
 28/10/2025 and signed on its behalf by:

 28/10/2025 at 4:04:35 PM UTC

.....
J Winterton - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF WINDLESHAM UNITED CHARITIES

Independent examiner's report to the trustees of Windlesham United Charities

I report to the charity trustees on my examination of the accounts of Windlesham United Charities (the Trust) for the year ended 31 December 2024.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no material 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 Trust as required by Section 130 of the 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.

W. Croucher

W Croucher

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

Date: 28 OCTOBER 2025

WINDLESHAM UNITED CHARITIES

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024**

	Notes	Unrestricted funds £	Restricted fund £	2024 Total funds £	2023 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		-	-	-	913
Investment income	2	-	54,369	54,369	51,004
Total		-	54,369	54,369	51,917
EXPENDITURE ON					
Charitable activities					
Estate costs		-	10,796	10,796	13,509
Repairs and maintenance		-	13,359	13,359	16,881
Other expenditure		-	5,248	5,248	5,248
Management and administration		-	15,819	15,819	15,769
Total		-	45,222	45,222	51,407
Net gains on investments		1,909	5,477	7,386	6,653
NET INCOME		1,909	14,624	16,533	7,163
RECONCILIATION OF FUNDS					
Total funds brought forward		45,447	256,292	301,739	294,576
TOTAL FUNDS CARRIED FORWARD		<u>47,356</u>	<u>270,916</u>	<u>318,272</u>	<u>301,739</u>

The notes form part of these financial statements

WINDLESHAM UNITED CHARITIES

**BALANCE SHEET
31 DECEMBER 2024**

	Notes	Unrestricted funds £	Restricted fund £	2024 Total funds £	2023 Total funds £
FIXED ASSETS					
Tangible assets	5	-	137,764	137,764	143,012
Investments	6	47,356	-	47,356	45,447
		<u>47,356</u>	<u>137,764</u>	<u>185,120</u>	<u>188,459</u>
CURRENT ASSETS					
Debtors	7	-	330	330	297
Investments	8	-	74,506	74,506	67,028
Cash at bank		-	60,440	60,440	50,203
		-	<u>135,276</u>	<u>135,276</u>	<u>117,528</u>
CREDITORS					
Amounts falling due within one year	9	-	(2,124)	(2,124)	(4,248)
		-	<u>133,152</u>	<u>133,152</u>	<u>113,280</u>
NET CURRENT ASSETS					
		-	<u>133,152</u>	<u>133,152</u>	<u>113,280</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>47,356</u>	<u>270,916</u>	<u>318,272</u>	<u>301,739</u>
NET ASSETS					
		<u>47,356</u>	<u>270,916</u>	<u>318,272</u>	<u>301,739</u>
FUNDS					
Unrestricted funds	10			47,356	45,447
Restricted funds				270,916	256,292
TOTAL FUNDS					
				<u>318,272</u>	<u>301,739</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 28/10/2025 and were signed on its behalf by:

SIGNED SECURELY
28/10/2025
28/10/2025 at 4:04:35 PM UTC

SIGNED SECURELY
J Winterton
28/10/2025 at 4:04:35 PM UTC

J Winterton - Trustee

The notes form part of these financial statements

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - 2% on cost

Housing properties are stated at cost. No revaluation has taken place.

No depreciation is provided on the freehold land.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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

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

Investments

Investments are stated at market value at the balance sheet date. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year.

WINDLESHAM UNITED CHARITIES

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

2. INVESTMENT INCOME

	2024	2023
	£	£
Rents received	53,533	50,576
Other fixed asset inv - UnFII	270	219
Deposit account interest	566	209
	<u>54,369</u>	<u>51,004</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

During the year, £364 (2023: £364) was paid in respect of trustee indemnity insurance.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	-	913	913
Investment income	-	51,004	51,004
Total	-	51,917	51,917
EXPENDITURE ON			
Charitable activities			
Estate costs	-	13,509	13,509
Repairs and maintenance	-	16,881	16,881
Other expenditure	-	5,248	5,248
Management and administration	-	15,769	15,769
Total	-	51,407	51,407
Net gains on investments	2,557	4,096	6,653
NET INCOME	2,557	4,606	7,163
RECONCILIATION OF FUNDS			
Total funds brought forward	42,890	251,686	294,576
TOTAL FUNDS CARRIED FORWARD	<u>45,447</u>	<u>256,292</u>	<u>301,739</u>

WINDLESHAM UNITED CHARITIES**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2024****5. TANGIBLE FIXED ASSETS**

	Freehold property £
COST	
At 1 January 2024 and 31 December 2024	<u>262,341</u>
DEPRECIATION	
At 1 January 2024	119,329
Charge for year	5,248
At 31 December 2024	<u>124,577</u>
NET BOOK VALUE	
At 31 December 2024	<u>137,764</u>
At 31 December 2023	<u>143,012</u>

Windlesham United Charities was formed in 1899 by a scheme of the Charity Commissioners, later varied, and consists of one almshouse charity and nine smaller charities, all established in the locality of Windlesham, Surrey. James Butler Almshouses were originally constructed in 1761. They were rebuilt and enlarged in 1930, and further modernisation was carried out in 1954 and 1974. The cost in these accounts includes work done in 1974 which was funded by a housing grant, a local authority loan, and from the charity's own resources. Additional refurbishment in 1998 (£40,532), 1999 (£9,334), 2014 (£25,028), 2015 (£13,435) and 2020 (£42,109) is also included.

No value is attributed to the cost of land or the original cost of the building.

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2024	45,447
Disposals	(1,200)
Revaluations	3,109
At 31 December 2024	<u>47,356</u>
NET BOOK VALUE	
At 31 December 2024	<u>47,356</u>
At 31 December 2023	<u>45,447</u>

There were no investment assets outside the UK.

WINDLESHAM UNITED CHARITIES

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

6. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 December 2024 is represented by:

	Unlisted investments
	£
Valuation in 2024	1,909
Cost	45,447
	<u>47,356</u>

The investments comprise of the following:

	2024	2023
	£	£
COIF Income shares	4,546	4,445
NAACIF Income shares	4,064	5,133
NAACIF Accumulation shares	38,746	35,869
	<u>47,356</u>	<u>45,447</u>

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Prepayments	330	297
	<u>330</u>	<u>297</u>

8. CURRENT ASSET INVESTMENTS

	2024	2023
	£	£
Unlisted investments	74,506	67,028
	<u>74,506</u>	<u>67,028</u>

The income funds of the charity include restricted funds comprising the following unexpended balances of funds held on trusts to be applied for specific purposes:

	2024	2023
	£	£
Cyclical repairs	33,780	36,689
Extraordinary repairs	40,726	30,339
Total	<u>74,506</u>	<u>67,028</u>

WINDLESHAM UNITED CHARITIES

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

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024 £	2023 £
Other creditors	<u>2,124</u>	<u>4,248</u>

10. MOVEMENT IN FUNDS

	At 1/1/24 £	Net movement in funds £	At 31/12/24 £
Unrestricted funds			
Endowment fund	45,447	1,909	47,356
Restricted funds			
Restricted fund	256,292	14,624	270,916
TOTAL FUNDS	<u>301,739</u>	<u>16,533</u>	<u>318,272</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	1,909	1,909
Restricted funds				
Restricted fund	54,369	(45,222)	5,477	14,624
TOTAL FUNDS	<u>54,369</u>	<u>(45,222)</u>	<u>7,386</u>	<u>16,533</u>

Comparatives for movement in funds

	At 1/1/23 £	Net movement in funds £	At 31/12/23 £
Unrestricted funds			
Endowment fund	42,890	2,557	45,447
Restricted funds			
Restricted fund	251,686	4,606	256,292
TOTAL FUNDS	<u>294,576</u>	<u>7,163</u>	<u>301,739</u>

WINDLESHAM UNITED CHARITIES

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

10. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	2,557	2,557
Restricted funds				
Restricted fund	51,917	(51,407)	4,096	4,606
TOTAL FUNDS	<u>51,917</u>	<u>(51,407)</u>	<u>6,653</u>	<u>7,163</u>

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

	At 1/1/23 £	Net movement in funds £	At 31/12/24 £
Unrestricted funds			
Endowment fund	42,890	4,466	47,356
Restricted funds			
Restricted fund	251,686	19,230	270,916
TOTAL FUNDS	<u>294,576</u>	<u>23,696</u>	<u>318,272</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	4,466	4,466
Restricted funds				
Restricted fund	106,286	(96,629)	9,573	19,230
TOTAL FUNDS	<u>106,286</u>	<u>(96,629)</u>	<u>14,039</u>	<u>23,696</u>

WINDLESHAM UNITED CHARITIES

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

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2024.

WINDLESHAM UNITED CHARITIES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	-	413
Grants	-	500
	-	913
Investment income		
Rents received	53,533	50,576
Other fixed asset inv - UnFII	270	219
Deposit account interest	566	209
	54,369	51,004
Total incoming resources	54,369	51,917
EXPENDITURE		
Charitable activities		
Sundries	1,326	1,095
Estate costs	10,796	13,509
Repairs and maintenance	13,359	16,881
Trustees' insurance	364	364
Freehold property	5,248	5,248
	31,093	37,097
Support costs		
Management		
Clerk's wages and expenses	12,761	12,162
Governance costs		
Accountancy and legal fees	1,368	2,148
Total resources expended	45,222	51,407
Net income before gains and losses	9,147	510
Realised recognised gains and losses		
Unrealised gains / losses on investments	8,586	6,653
Realised gains/losses	(1,200)	-
Net income	16,533	7,163

This page does not form part of the statutory financial statements

WINDLESHAM UNITED CHARITIES

England & Wales - Charity number 200224

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023
FOR
WINDLESHAM UNITED CHARITIES**

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

WINDLESHAM UNITED CHARITIES

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

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Notes to the Financial Statements	6 to 12
Detailed Statement of Financial Activities	13

WINDLESHAM UNITED CHARITIES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Windlesham United Charities was formed by a scheme of the Charities Commissioners in 1899. The objectives are the erection and maintaining of homes for the poor of the Parish of Windlesham

FINANCIAL REVIEW

Investment policy and objectives

The trustees have recognised their lack of expertise in this regard, and have delegated the task of managing funds to investment management specialists such as COIF.

Reserves policy

Each year the trustees meet to agree the level of rental income necessary to cover the anticipated expenditure. The charity's reserves are set at a level considered sufficient to meet the cost of ongoing repairs and maintenance of the housing stock, including major foreseeable repairs such as the replacement of the roofs.

Financial Review for the Year

During the year we were pleased to receive a grant from Windlesham Parish Council in the sum of £500. This grant is to allow us to plant commemorative trees in memory of two deceased long-serving trustees, June Green and Jill Ward. Both trustees served the charity for more than 15 years, and are sadly missed.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

The responsibility for the recruitment of trustees rests with the Windlesham Parish Council. The constitution of the charity decrees that there must be 6 trustees, one of whom is the rector.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

200224

Principal address

4 James Butler Almhouses
Meade Court
Bagshot
Surrey
GU19 5NH

Trustees

J Ward (deceased 31/3/2023)
J Winterton
Mrs D Winterton
Rev J Hillman
Mrs R Hutchinson
Mrs V White
J Mitchell (appointed 23/7/2023)

WINDLESHAM UNITED CHARITIES

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

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

STATEMENT OF THE RESPONSIBILITIES OF THE TRUSTEES

The Trustees are responsible under Section 41 of Part IV of the Charities Act 2011, for ensuring that accounting records are kept which are sufficient to show and explain all the transactions of the charity, and that disclose at any time with reasonable accuracy the financial position at that time.

The Trustees are also responsible for preparing financial statements for each financial year, which comply with such requirements as to their form and content as prescribed by regulations made by the Secretary of State.

Approved by order of the board of trustees on 11 June 2024 and signed on its behalf by:



J Winterton - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WINDLESHAM UNITED CHARITIES**

Independent examiner's report to the trustees of Windlesham United Charities

I report to the charity trustees on my examination of the accounts of Windlesham United Charities (the Trust) for the year ended 31 December 2023.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no material 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 Trust as required by Section 130 of the 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.



P C du Gay

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

11 June 2024

WINDLESHAM UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted funds £	Restricted fund £	2023 Total funds £	2022 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		-	913	913	1,000
Investment income	2	-	51,004	51,004	48,204
Total		-	51,917	51,917	49,204
EXPENDITURE ON					
Charitable activities					
Estate costs		-	13,509	13,509	14,121
Repairs and maintenance		-	16,881	16,881	27,388
Other expenditure		-	5,248	5,248	5,248
Management and administration		-	15,769	15,769	14,965
Total		-	51,407	51,407	61,722
Net gains on investments		2,557	4,096	6,653	138
NET INCOME/(EXPENDITURE)		2,557	4,606	7,163	(12,380)
RECONCILIATION OF FUNDS					
Total funds brought forward		42,890	251,686	294,576	306,956
TOTAL FUNDS CARRIED FORWARD		45,447	256,292	301,739	294,576

The notes form part of these financial statements

WINDLESHAM UNITED CHARITIES

BALANCE SHEET
31 DECEMBER 2023

	Notes	Unrestricted funds £	Restricted fund £	2023 Total funds £	2022 Total funds £
FIXED ASSETS					
Tangible assets	5	-	143,012	143,012	148,260
Investments	6	45,447	-	45,447	42,890
		<u>45,447</u>	<u>143,012</u>	<u>188,459</u>	<u>191,150</u>
CURRENT ASSETS					
Debtors	7	-	297	297	273
Investments	8	-	67,028	67,028	67,731
Cash at bank		-	50,203	50,203	39,172
		<u>-</u>	<u>117,528</u>	<u>117,528</u>	<u>107,176</u>
CREDITORS					
Amounts falling due within one year	9	-	(4,248)	(4,248)	(3,750)
		<u>-</u>	<u>(4,248)</u>	<u>(4,248)</u>	<u>(3,750)</u>
NET CURRENT ASSETS		<u>-</u>	<u>113,280</u>	<u>113,280</u>	<u>103,426</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>45,447</u>	<u>256,292</u>	<u>301,739</u>	<u>294,576</u>
NET ASSETS		<u>45,447</u>	<u>256,292</u>	<u>301,739</u>	<u>294,576</u>
FUNDS					
	10				
Unrestricted funds				45,447	42,890
Restricted funds				256,292	251,686
TOTAL FUNDS				<u>301,739</u>	<u>294,576</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 11 June 2024 and were signed on its behalf by:



J Winterton - Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - 2% on cost

Housing properties are stated at cost. No revaluation has taken place.

No depreciation is provided on the freehold land.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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

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

Investments

Investments are stated at market value at the balance sheet date. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year.

WINDLESHAM UNITED CHARITIES

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

2. INVESTMENT INCOME

	2023	2022
	£	£
Rents received	50,576	47,927
Other fixed asset inv - UnFII	219	275
Deposit account interest	209	2
	<u>51,004</u>	<u>48,204</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

During the year, £364 (2022: £364) was paid in respect of trustee indemnity insurance.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	-	1,000	1,000
Investment income	-	48,204	48,204
Total	<u>-</u>	<u>49,204</u>	<u>49,204</u>
EXPENDITURE ON			
Charitable activities			
Estate costs	-	14,121	14,121
Repairs and maintenance	-	27,388	27,388
Other expenditure	-	5,248	5,248
Management and administration	-	14,965	14,965
Total	<u>-</u>	<u>61,722</u>	<u>61,722</u>
Net gains/(losses) on investments	<u>(433)</u>	<u>571</u>	<u>138</u>
NET INCOME/(EXPENDITURE)	(433)	(11,947)	(12,380)
RECONCILIATION OF FUNDS			
Total funds brought forward	43,323	263,633	306,956
TOTAL FUNDS CARRIED FORWARD	<u>42,890</u>	<u>251,686</u>	<u>294,576</u>

WINDLESHAM UNITED CHARITIES

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

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 January 2023 and 31 December 2023	<u>262,341</u>
DEPRECIATION	
At 1 January 2023	114,081
Charge for year	5,248
At 31 December 2023	<u>119,329</u>
NET BOOK VALUE	
At 31 December 2023	<u>143,012</u>
At 31 December 2022	<u>148,260</u>

Windlesham United Charities was formed in 1899 by a scheme of the Charity Commissioners, later varied, and consists of one almshouse charity and nine smaller charities, all established in the locality of Windlesham, Surrey. James Butler Almshouses were originally constructed in 1761. They were rebuilt and enlarged in 1930, and further modernisation was carried out in 1954 and 1974. The cost in these accounts includes work done in 1974 which was funded by a housing grant, a local authority loan, and from the charity's own resources. Additional refurbishment in 1998 (£40,532), 1999 (£9,334), 2014 (£25,028), 2015 (£13,435) and 2020 (£42,109) is also included.

No value is attributed to the cost of land or the original cost of the building.

6. FIXED ASSET INVESTMENTS

	Unlisted investments £
MARKET VALUE	
At 1 January 2023	42,890
Revaluations	2,557
At 31 December 2023	<u>45,447</u>
NET BOOK VALUE	
At 31 December 2023	<u>45,447</u>
At 31 December 2022	<u>42,890</u>

There were no investment assets outside the UK.

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

6. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 December 2023 is represented by:

	Unlisted investments
	£
Valuation in 2023	2,557
Cost	42,890
	45,447

The investments comprise of the following:

	2023	2022
	£	£
COIF Income shares	4,445	4,071
NAACIF Income shares	5,133	5,046
NAACIF Accumulation shares	35,869	33,773
	<u>45,447</u>	<u>42,890</u>

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Prepayments	<u>297</u>	<u>273</u>

8. CURRENT ASSET INVESTMENTS

	2023	2022
	£	£
Unlisted investments	<u>67,028</u>	<u>67,731</u>

The income funds of the charity include restricted funds comprising the following unexpended balances of funds held on trusts to be applied for specific purposes:

	2023	2022
	£	£
Cyclical repairs	36,689	33,580
Extraordinary repairs	30,339	34,152
Total	<u>67,028</u>	<u>67,732</u>

WINDLESHAM UNITED CHARITIES

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

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Other creditors	<u>4,248</u>	<u>3,750</u>

10. MOVEMENT IN FUNDS

	At 1/1/23	Net movement in funds	At 31/12/23
	£	£	£
Unrestricted funds			
Endowment fund	42,890	2,557	45,447
Restricted funds			
Restricted fund	251,686	4,606	256,292
TOTAL FUNDS	<u>294,576</u>	<u>7,163</u>	<u>301,739</u>

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
Endowment fund	-	-	2,557	2,557
Restricted funds				
Restricted fund	51,917	(51,407)	4,096	4,606
TOTAL FUNDS	<u>51,917</u>	<u>(51,407)</u>	<u>6,653</u>	<u>7,163</u>

Comparatives for movement in funds

	At 1/1/22	Net movement in funds	At 31/12/22
	£	£	£
Unrestricted funds			
Endowment fund	43,323	(433)	42,890
Restricted funds			
Restricted fund	263,633	(11,947)	251,686
TOTAL FUNDS	<u>306,956</u>	<u>(12,380)</u>	<u>294,576</u>

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

10. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	(433)	(433)
Restricted funds				
Restricted fund	49,204	(61,722)	571	(11,947)
TOTAL FUNDS	<u>49,204</u>	<u>(61,722)</u>	<u>138</u>	<u>(12,380)</u>

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

	At 1/1/22 £	Net movement in funds £	At 31/12/23 £
Unrestricted funds			
Endowment fund	43,323	2,124	45,447
Restricted funds			
Restricted fund	263,633	(7,341)	256,292
TOTAL FUNDS	<u>306,956</u>	<u>(5,217)</u>	<u>301,739</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	2,124	2,124
Restricted funds				
Restricted fund	101,121	(113,129)	4,667	(7,341)
TOTAL FUNDS	<u>101,121</u>	<u>(113,129)</u>	<u>6,791</u>	<u>(5,217)</u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023.

WINDLESHAM UNITED CHARITIES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	413	-
Grants	500	1,000
	<u>913</u>	<u>1,000</u>
Investment income		
Rents received	50,576	47,927
Other fixed asset inv - UnFII	219	275
Deposit account interest	209	2
	<u>51,004</u>	<u>48,204</u>
Total incoming resources	51,917	49,204
EXPENDITURE		
Charitable activities		
Sundries	1,095	1,198
Estate costs	13,509	14,121
Repairs and maintenance	16,881	27,388
Trustees' insurance	364	364
Freehold property	5,248	5,248
	<u>37,097</u>	<u>48,319</u>
Support costs		
Management		
Clerk's wages and expenses	12,162	11,753
Governance costs		
Accountancy and legal fees	2,148	1,650
	<u>51,407</u>	<u>61,722</u>
Total resources expended	51,407	61,722
Net income/(expenditure) before gains and losses	510	(12,518)
Realised recognised gains and losses		
Unrealised gains / losses on investments	6,653	138
	<u>7,163</u>	<u>(12,380)</u>
Net income/(expenditure)	7,163	(12,380)

This page does not form part of the statutory financial statements

WINDLESHAM UNITED CHARITIES

England & Wales - Charity number 200224

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022
FOR
WINDLESHAM UNITED CHARITIES**



CHARTERED CERTIFIED ACCOUNTANTS

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

WINDLESHAM UNITED CHARITIES

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FOR THE YEAR ENDED 31 DECEMBER 2022**

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WINDLESHAM UNITED CHARITIES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Windlesham United Charities was formed by a scheme of the Charities Commissioners in 1899. The objectives are the erection and maintaining of homes for the poor of the Parish of Windlesham

FINANCIAL REVIEW

Investment policy and objectives

The trustees have recognised their lack of expertise in this regard, and have delegated the task of managing funds to investment management specialists such as COIF.

Reserves policy

Each year the trustees meet to agree the level of rental income necessary to cover the anticipated expenditure. The charity's reserves are set at a level considered sufficient to meet the cost of ongoing repairs and maintenance of the housing stock, including major foreseeable repairs such as the replacement of the roofs.

Financial Review for the Year

The wet room floor in no3 was replaced at a cost of £1,920. In May, Lily Rose passed away after living 28 years at no2 and the property needed total refurbishment. A new kitchen and bathroom was fitted along with new flooring and redecoration through out. The total cost was £14,210 with grants totalling £1,000 received from Surrey Heath Borough Council.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

The responsibility for the recruitment of trustees rests with the Windlesham Parish Council. The constitution of the charity decrees that there must be 6 trustees, one of whom is the rector.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

200224

Principal address

4 James Butler Almhouses
Meade Court
Bagshot
Surrey
GU19 5NH

Trustees

J Ward (deceased 31/3/2023)
J Winterton
Mrs D Winterton
Rev J Hillman
Mrs R Hutchinson
Mrs V White
J Mitchell (appointed 23/7/2023)

WINDLESHAM UNITED CHARITIES

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2022**

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

STATEMENT OF THE RESPONSIBILITIES OF THE TRUSTEES

The Trustees are responsible under Section 41 of Part IV of the Charities Act 2011, for ensuring that accounting records are kept which are sufficient to show and explain all the transactions of the charity, and that disclose at any time with reasonable accuracy the financial position at that time.

The Trustees are also responsible for preparing financial statements for each financial year, which comply with such requirements as to their form and content as prescribed by regulations made by the Secretary of State.

Approved by order of the board of trustees on 3 October 2023 and signed on its behalf by:



J Winterton - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WINDLESHAM UNITED CHARITIES**

Independent examiner's report to the trustees of Windlesham United Charities

I report to the charity trustees on my examination of the accounts of Windlesham United Charities (the Trust) for the year ended 31 December 2022.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no material 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 Trust as required by Section 130 of the 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.



P C du Gay

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

4 October 2023

WINDLESHAM UNITED CHARITIES

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	Notes	Unrestricted funds £	Restricted fund £	2022 Total funds £	2021 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		-	1,000	1,000	200
Investment income	2	-	48,204	48,204	46,947
Total		-	49,204	49,204	47,147
EXPENDITURE ON					
Charitable activities					
Estate costs		-	14,121	14,121	17,142
Grants and donations		-	-	-	713
Repairs and maintenance		-	27,388	27,388	31,642
Other expenditure		-	5,248	5,248	5,248
Management and administration		-	14,965	14,965	15,354
Total		-	61,722	61,722	70,099
Net gains/(losses) on investments		(433)	571	138	12,375
NET INCOME/(EXPENDITURE)		(433)	(11,947)	(12,380)	(10,577)
RECONCILIATION OF FUNDS					
Total funds brought forward		43,323	263,633	306,956	317,533
TOTAL FUNDS CARRIED FORWARD		42,890	251,686	294,576	306,956

The notes form part of these financial statements

WINDLESHAM UNITED CHARITIES

**BALANCE SHEET
31 DECEMBER 2022**

	Notes	Unrestricted funds £	Restricted fund £	2022 Total funds £	2021 Total funds £
FIXED ASSETS					
Tangible assets	5	-	148,260	148,260	153,508
Investments	6	42,890	-	42,890	43,323
		<u>42,890</u>	<u>148,260</u>	<u>191,150</u>	<u>196,831</u>
CURRENT ASSETS					
Debtors	7	-	273	273	264
Investments	8	-	67,731	67,731	65,159
Cash at bank		-	39,172	39,172	46,802
		<u>-</u>	<u>107,176</u>	<u>107,176</u>	<u>112,225</u>
CREDITORS					
Amounts falling due within one year	9	-	(3,750)	(3,750)	(2,100)
		<u>-</u>	<u>(3,750)</u>	<u>(3,750)</u>	<u>(2,100)</u>
NET CURRENT ASSETS					
		<u>-</u>	<u>103,426</u>	<u>103,426</u>	<u>110,125</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>42,890</u>	<u>251,686</u>	<u>294,576</u>	<u>306,956</u>
NET ASSETS					
		<u>42,890</u>	<u>251,686</u>	<u>294,576</u>	<u>306,956</u>
FUNDS					
	10			42,890	43,323
Unrestricted funds				251,686	263,633
Restricted funds					
TOTAL FUNDS					
				<u>294,576</u>	<u>306,956</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 3 October 2023 and were signed on its behalf by:



J Winterton - Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - 2% on cost

Housing properties are stated at cost. No revaluation has taken place.

No depreciation is provided on the freehold land.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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

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

Investments

Investments are stated at market value at the balance sheet date. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year.

WINDLESHAM UNITED CHARITIES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

2. INVESTMENT INCOME

	2022	2021
	£	£
Rents received	47,927	46,589
Other fixed asset inv - UnFII	275	263
Deposit account interest	2	95
	<u>48,204</u>	<u>46,947</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

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

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

During the year, £364 (2021: £364) was paid in respect of trustee indemnity insurance.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	-	200	200
Investment income	-	46,947	46,947
Total	<u>-</u>	<u>47,147</u>	<u>47,147</u>
EXPENDITURE ON			
Charitable activities			
Estate costs	-	17,142	17,142
Grants and donations	-	713	713
Repairs and maintenance	-	31,642	31,642
Other expenditure	-	5,248	5,248
Management and administration	-	15,354	15,354
Total	<u>-</u>	<u>70,099</u>	<u>70,099</u>
Net gains on investments	<u>4,903</u>	<u>7,472</u>	<u>12,375</u>
NET INCOME/(EXPENDITURE)	4,903	(15,480)	(10,577)
RECONCILIATION OF FUNDS			
Total funds brought forward	38,420	279,113	317,533

WINDLESHAM UNITED CHARITIES

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022**

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted funds £	Restricted fund £	Total funds £
TOTAL FUNDS CARRIED FORWARD	43,323	263,633	306,956

5. TANGIBLE FIXED ASSETS	Freehold property £
COST	
At 1 January 2022 and 31 December 2022	262,341
DEPRECIATION	
At 1 January 2022	108,833
Charge for year	5,248
At 31 December 2022	114,081
NET BOOK VALUE	
At 31 December 2022	148,260
At 31 December 2021	153,508

Windlesham United Charities was formed in 1899 by a scheme of the Charity Commissioners, later varied, and consists of one almshouse charity and nine smaller charities, all established in the locality of Windlesham, Surrey. James Butler Almshouses were originally constructed in 1761. They were rebuilt and enlarged in 1930, and further modernisation was carried out in 1954 and 1974. The cost in these accounts includes work done in 1974 which was funded by a housing grant, a local authority loan, and from the charity's own resources. Additional refurbishment in 1998 (£40,532), 1999 (£9,334), 2014 (£25,028), 2015 (£13,435) and 2020 (£42,109) is also included.

No value is attributed to the cost of land or the original cost of the building.

6. FIXED ASSET INVESTMENTS	Unlisted investments £
MARKET VALUE	
At 1 January 2022	43,323
Revaluations	(433)
At 31 December 2022	42,890
NET BOOK VALUE	
At 31 December 2022	42,890
At 31 December 2021	43,323

There were no investment assets outside the UK.

WINDLESHAM UNITED CHARITIES**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022****6. FIXED ASSET INVESTMENTS - continued**

Cost or valuation at 31 December 2022 is represented by:

	Unlisted investments
	£
Valuation in 2022	(433)
Cost	43,323
	<u>42,890</u>

The investments comprise of the following:

	2022	2021
	£	£
COIF Income shares	4,071	4,606
NAACIF Income shares	5,046	5,208
NAACIF Accumulation shares	33,773	33,506
	<u>42,890</u>	<u>43,323</u>

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Prepayments	273	264
	<u>273</u>	<u>264</u>

8. CURRENT ASSET INVESTMENTS

	2022	2021
	£	£
Unlisted investments	67,731	65,159
	<u>67,731</u>	<u>65,159</u>

The income funds of the charity include restricted funds comprising the following unexpended balances of funds held on trusts to be applied for specific purposes:

	2022	2021
	£	£
Cyclical repairs	33,580	32,307
Extraordinary repairs	34,152	32,852
Total	<u>67,732</u>	<u>65,159</u>

WINDLESHAM UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Other creditors	<u>3,750</u>	<u>2,100</u>

10. MOVEMENT IN FUNDS

	At 1/1/22 £	Net movement in funds £	At 31/12/22 £
Unrestricted funds			
Endowment fund	43,323	(433)	42,890
Restricted funds			
Restricted fund	263,633	(11,947)	251,686
TOTAL FUNDS	<u>306,956</u>	<u>(12,380)</u>	<u>294,576</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	(433)	(433)
Restricted funds				
Restricted fund	49,204	(61,722)	571	(11,947)
TOTAL FUNDS	<u>49,204</u>	<u>(61,722)</u>	<u>138</u>	<u>(12,380)</u>

Comparatives for movement in funds

	At 1/1/21 £	Net movement in funds £	At 31/12/21 £
Unrestricted funds			
Endowment fund	38,420	4,903	43,323
Restricted funds			
Restricted fund	279,113	(15,480)	263,633
TOTAL FUNDS	<u>317,533</u>	<u>(10,577)</u>	<u>306,956</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2022

10. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	4,903	4,903
Restricted funds				
Restricted fund	47,147	(70,099)	7,472	(15,480)
TOTAL FUNDS	<u>47,147</u>	<u>(70,099)</u>	<u>12,375</u>	<u>(10,577)</u>

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

	At 1/1/21 £	Net movement in funds £	At 31/12/22 £
Unrestricted funds			
Endowment fund	38,420	4,470	42,890
Restricted funds			
Restricted fund	279,113	(27,427)	251,686
TOTAL FUNDS	<u>317,533</u>	<u>(22,957)</u>	<u>294,576</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	4,470	4,470
Restricted funds				
Restricted fund	96,351	(131,821)	8,043	(27,427)
TOTAL FUNDS	<u>96,351</u>	<u>(131,821)</u>	<u>12,513</u>	<u>(22,957)</u>

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2022.

WINDLESHAM UNITED CHARITIES**DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022**

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	-	200
Grants	1,000	-
	<u>1,000</u>	<u>200</u>
Investment income		
Rents received	47,927	46,589
Other fixed asset inv - UnFII	275	263
Deposit account interest	2	95
	<u>48,204</u>	<u>46,947</u>
Total incoming resources	49,204	47,147
EXPENDITURE		
Charitable activities		
Sundries	1,198	1,356
Estate costs	14,121	17,142
Repairs and maintenance	27,388	31,642
Trustees' insurance	364	364
Freehold property	5,248	5,248
Grants to individuals	-	713
	<u>48,319</u>	<u>56,465</u>
Support costs		
Management		
Clerk's wages and expenses	11,753	11,630
Governance costs		
Accountancy and legal fees	1,650	2,004
	<u>61,722</u>	<u>70,099</u>
Total resources expended	61,722	70,099
Net expenditure before gains and losses	(12,518)	(22,952)
Realised recognised gains and losses		
Unrealised gains / losses on investments	138	12,375
	<u>(12,380)</u>	<u>(10,577)</u>
Net expenditure	(12,380)	(10,577)

This page does not form part of the statutory financial statements

WINDLESHAM UNITED CHARITIES

England & Wales - Charity number 200224

Accounts

**REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020
FOR
WINDLESHAM UNITED CHARITIES**



CHARTERED CERTIFIED ACCOUNTANTS

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

WINDLESHAM UNITED CHARITIES

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FOR THE YEAR ENDED 31 DECEMBER 2020**

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WINDLESHAM UNITED CHARITIES

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

Windlesham United Charities was formed by a scheme of the Charities Commissioners in 1899. The objectives are the erection and maintaining of homes for the poor of the Parish of Windlesham

FINANCIAL REVIEW

Investment policy and objectives

The trustees have recognised their lack of expertise in this regard, and have delegated the task of managing funds to investment management specialists such as COIF.

Reserves policy

Each year the trustees meet to agree the level of rental income necessary to cover the anticipated expenditure. The charity's reserves are set at a level considered sufficient to meet the cost of ongoing repairs and maintenance of the housing stock, including major foreseeable repairs such as the replacement of the roofs.

Financial Review for the Year

The extension to no6 James Butler Almshouses was finally completed in September 2020 at a cost of £42,109. There was an extra cost to remove the chimney breast. Grants totaling £10,666 were received from Surrey Heath Borough Council, Windlesham Parish Council, Cllr Mike Goodman, Henry Smith and Waitrose.

The trustees only met face to face in 2020 once due to the covid 19 pandemic.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Recruitment and appointment of new trustees

The responsibility for the recruitment of trustees rests with the Windlesham Parish Council. The constitution of the charity decrees that there must be 6 trustees, one of whom is the rector.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

200224

Principal address

4 James Butler Almshouses
Meade Court
Bagshot
Surrey
GU19 5NH

Trustees

J Ward
J Winterton
Mrs D Winterton
Rev J Hillman
Mrs R Hutchinson (appointed 29/1/2020)
Mrs V White

WINDLESHAM UNITED CHARITIES

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2020

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

STATEMENT OF THE RESPONSIBILITIES OF THE TRUSTEES

The Trustees are responsible under Section 41 of Part IV of the Charities Act 2011, for ensuring that accounting records are kept which are sufficient to show and explain all the transactions of the charity, and that disclose at any time with reasonable accuracy the financial position at that time.

The Trustees are also responsible for preparing financial statements for each financial year, which comply with such requirements as to their form and content as prescribed by regulations made by the Secretary of State.

Approved by order of the board of trustees on 25 August 2021 and signed on its behalf by:


.....

J Winterton - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WINDLESHAM UNITED CHARITIES**

Independent examiner's report to the trustees of Windlesham United Charities

I report to the charity trustees on my examination of the accounts of Windlesham United Charities (the Trust) for the year ended 31 December 2020.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no material 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 Trust as required by section 130 of the 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.



P C du Gay
Wettone Matthews Limited
Chartered Certified Accountants
Market House
21 Lenten Street
Alton
GU34 1HG

Date: 25 August 2021

WINDLESHAM UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted funds £	Restricted fund £	2020 Total funds £	2019 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies		-	10,666	10,666	300
Investment income	2	-	44,506	44,506	45,870
Total		-	55,172	55,172	46,170
EXPENDITURE ON					
Charitable activities					
Estate costs		-	11,064	11,064	17,072
Grants and donations		-	2,500	2,500	-
Repairs and maintenance		-	8,716	8,716	12,820
Other expenditure		-	5,248	5,248	4,406
Management and administration		-	14,694	14,694	15,179
Total		-	42,222	42,222	49,477
Net gains/(losses) on investments		(1,116)	(6,322)	(7,438)	18,065
NET INCOME/(EXPENDITURE)		(1,116)	6,628	5,512	14,758
RECONCILIATION OF FUNDS					
Total funds brought forward		39,536	272,485	312,021	297,263
TOTAL FUNDS CARRIED FORWARD		<u>38,420</u>	<u>279,113</u>	<u>317,533</u>	<u>312,021</u>

The notes form part of these financial statements


WINDLESHAM UNITED CHARITIES

BALANCE SHEET
31 DECEMBER 2020

	Notes	Unrestricted funds £	Restricted fund £	2020 Total funds £	2019 Total funds £
FIXED ASSETS					
Tangible assets	5	-	158,756	158,756	121,895
Investments	6	38,420	-	38,420	39,536
		<u>38,420</u>	<u>158,756</u>	<u>197,176</u>	<u>161,431</u>
CURRENT ASSETS					
Debtors	7	-	533	533	557
Investments	8	-	55,688	55,688	80,011
Cash at bank		-	66,236	66,236	72,122
		-	<u>122,457</u>	<u>122,457</u>	<u>152,690</u>
CREDITORS					
Amounts falling due within one year	9	-	(2,100)	(2,100)	(2,100)
		-	<u>120,357</u>	<u>120,357</u>	<u>150,590</u>
NET CURRENT ASSETS					
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>38,420</u>	<u>279,113</u>	<u>317,533</u>	<u>312,021</u>
NET ASSETS		<u>38,420</u>	<u>279,113</u>	<u>317,533</u>	<u>312,021</u>
FUNDS					
Unrestricted funds	10			38,420	39,536
Restricted funds				279,113	272,485
TOTAL FUNDS				<u>317,533</u>	<u>312,021</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 25 August 2021 and were signed on its behalf by:


.....
J Winterton - Trustee


.....
J Ward - Trustee

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

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

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - 2% on cost

Housing properties are stated at cost. No revaluation has taken place.

No depreciation is provided on the freehold land.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

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

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

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

Investments

Investments are stated at market value at the balance sheet date. The Statement of Financial Activities includes the net gains and losses arising on revaluation and disposals throughout the year.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

2. INVESTMENT INCOME

	2020	2019
	£	£
Rents received	43,715	45,149
Other fixed asset inv - UnFII	269	219
Deposit account interest	522	502
	<u>44,506</u>	<u>45,870</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

During the year, £364 (2019: £364) was paid in respect of trustee indemnity insurance.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	-	300	300
Investment income	-	45,870	45,870
Total	-	<u>46,170</u>	<u>46,170</u>
EXPENDITURE ON			
Charitable activities			
Estate costs	-	17,072	17,072
Repairs and maintenance	-	12,820	12,820
Other expenditure	-	4,406	4,406
Management and administration	-	15,179	15,179
Total	-	<u>49,477</u>	<u>49,477</u>
Net gains on investments	5,906	12,159	18,065
NET INCOME	5,906	8,852	14,758
RECONCILIATION OF FUNDS			
Total funds brought forward	33,630	263,633	297,263

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted funds £	Restricted fund £	Total funds £
	<u>£</u>	<u>£</u>	<u>£</u>
TOTAL FUNDS CARRIED FORWARD	<u>39,536</u>	<u>272,485</u>	<u>312,021</u>
5. TANGIBLE FIXED ASSETS			Freehold property £
COST			
At 1 January 2020			220,232
Additions			<u>42,109</u>
At 31 December 2020			<u>262,341</u>
DEPRECIATION			
At 1 January 2020			98,337
Charge for year			<u>5,248</u>
At 31 December 2020			<u>103,585</u>
NET BOOK VALUE			
At 31 December 2020			<u>158,756</u>
At 31 December 2019			<u>121,895</u>
<p>Windlesham United Charities was formed in 1899 by a scheme of the Charity Commissioners, later varied, and consists of one almshouse charity and nine smaller charities, all established in the locality of Windlesham, Surrey. James Butler Almshouses were originally constructed in 1761. They were rebuilt and enlarged in 1930, and further modernisation was carried out in 1954 and 1974. The cost in these accounts includes work done in 1974 which was funded by a housing grant, a local authority loan, and from the charity's own resources. Additional refurbishment in 1998 (£40,532), 1999 (£9,334), 2014 (£25,028), 2015 (£13,435) and 2020 (£42,109) is also included.</p> <p>No value is attributed to the cost of land or the original cost of the building.</p>			
6. FIXED ASSET INVESTMENTS			Unlisted investments £
MARKET VALUE			
At 1 January 2020			39,536
Revaluations			<u>(1,116)</u>
At 31 December 2020			<u>38,420</u>
NET BOOK VALUE			
At 31 December 2020			<u>38,420</u>
At 31 December 2019			<u>39,536</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

6. **FIXED ASSET INVESTMENTS - continued**

There were no investment assets outside the UK.

The investments comprise of the following:

	2020	2019
	£	£
COIF Income shares	4,035	3,792
NAACIF Income shares	4,778	5,164
NAACIF Accumulation shares	29,607	30,580
	<u>38,420</u>	<u>39,536</u>
Total Market Value	<u>38,420</u>	<u>39,536</u>

7. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2020	2019
	£	£
Other debtors	300	300
Prepayments	233	257
	<u>533</u>	<u>557</u>

8. **CURRENT ASSET INVESTMENTS**

	2020	2019
	£	£
Unlisted investments	<u>55,688</u>	<u>80,011</u>

The income funds of the charity include restricted funds comprising the following unexpended balances of funds held on trusts to be applied for specific purposes:

	2020	2019
	£	£
Cyclical repairs	27,556	27,444
Extraordinary repairs	28,133	52,567
	<u>55,689</u>	<u>80,011</u>
Total	<u>55,689</u>	<u>80,011</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020 £	2019 £
Other creditors	<u>2,100</u>	<u>2,100</u>

10. MOVEMENT IN FUNDS

	At 1/1/20 £	Net movement in funds £	At 31/12/20 £
Unrestricted funds			
Endowment fund	39,536	(1,116)	38,420
Restricted funds			
Restricted fund	272,485	6,628	279,113
TOTAL FUNDS	<u>312,021</u>	<u>5,512</u>	<u>317,533</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	(1,116)	(1,116)
Restricted funds				
Restricted fund	55,172	(42,222)	(6,322)	6,628
TOTAL FUNDS	<u>55,172</u>	<u>(42,222)</u>	<u>(7,438)</u>	<u>5,512</u>

Comparatives for movement in funds

	At 1/1/19 £	Net movement in funds £	At 31/12/19 £
Unrestricted funds			
Endowment fund	33,630	5,906	39,536
Restricted funds			
Restricted fund	263,633	8,852	272,485
TOTAL FUNDS	<u>297,263</u>	<u>14,758</u>	<u>312,021</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

10. MOVEMENT IN FUNDS - continued

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	5,906	5,906
Restricted funds				
Restricted fund	46,170	(49,477)	12,159	8,852
TOTAL FUNDS	<u>46,170</u>	<u>(49,477)</u>	<u>18,065</u>	<u>14,758</u>

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

	At 1/1/19 £	Net movement in funds £	At 31/12/20 £
Unrestricted funds			
Endowment fund	33,630	4,790	38,420
Restricted funds			
Restricted fund	263,633	15,480	279,113
TOTAL FUNDS	<u>297,263</u>	<u>20,270</u>	<u>317,533</u>

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

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
Endowment fund	-	-	4,790	4,790
Restricted funds				
Restricted fund	101,342	(91,699)	5,837	15,480
TOTAL FUNDS	<u>101,342</u>	<u>(91,699)</u>	<u>10,627</u>	<u>20,270</u>

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 31 DECEMBER 2020

11. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2020.

WINDLESHAM UNITED CHARITIES

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

	2020 £	2019 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	-	300
Grants	10,666	-
	<u>10,666</u>	<u>300</u>
Investment income		
Rents received	43,715	45,149
Other fixed asset inv - UnFII	269	219
Deposit account interest	522	502
	<u>44,506</u>	<u>45,870</u>
Total incoming resources	55,172	46,170
EXPENDITURE		
Charitable activities		
Sundries	935	783
Estate costs	11,064	17,072
Repairs and maintenance	8,716	12,820
Trustees' insurance	364	364
Freehold property	5,248	4,406
Grants to individuals	2,500	-
	<u>28,827</u>	<u>35,445</u>
Support costs		
Management		
Clerk's wages and expenses	11,235	11,218
Governance costs		
Accountancy and legal fees	2,160	2,814
	<u>42,222</u>	<u>49,477</u>
Total resources expended	42,222	49,477
Net income/(expenditure) before gains and losses	12,950	(3,307)
Realised recognised gains and losses		
Unrealised gains / losses on investments	(7,438)	18,065
	<u>5,512</u>	<u>14,758</u>
Net income	5,512	14,758

This page does not form part of the statutory financial statements