

# FELTHAM UNITED CHARITIES

England & Wales · Charity number 208547

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1962-09-22

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

## Contact

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**Address** Feltham United Charities  
343 Bedfont Lane  
Feltham  
Middlesex  
TW14 9SD

**Phone** 02033024036

**Email** [lizmammatt@talktalk.net](mailto:lizmammatt@talktalk.net)

## Activities

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**Objects:** SEE INDIVIDUAL CONSTITUENTS

**Activities:** Management of eight almshouses. Accommodating elderly people who wish to downsize or need a home.

## Classification

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

## Geography

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- **Area of benefit:** ANCIENT PARISH OF FELTHAM
- Hounslow

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£547,528	£18,055	£2,762,288	0
2023-12-31	£159,561	£280,851	-	-
2022-12-31	£145,347	£13,067	-	-
2021-12-31	£42,906	£15,237	-	-
2020-12-31	£94,417	£15,367	-	-

## Trustees

Name	Role	Appointed
ANTHONY VIVIAN GROVES		2016-09-14
Alexander James Marshall		2019-09-24
Graham Roberts-Hunt		2016-09-14
JAMES ANTHONY GROVES		2012-03-16
Rev ANNE DOLLERY		2015-06-10
VALERIE JEAN BRIGNALL		2012-12-23

## Linked charities

- THE ASHFORD AND MOORE CHARITY (208547-1)
- THE ALMSHOUSES CHARITY (208547-2)
- THE CHARITIES OF ROBERT LOWE AND OTHERS (208547-3)
- THE CHARITY OF MARY ANN PAINE (208547-4)
- THE CHARITY OF WILLIAM PAINE FOR THE CLOTHING CLUB ESTABLISHMENT (208547-5)
- THE POOR'S LAND CHARITY (208547-6)
- THE CHARITY CALLED THE FELTHAM WAR CHARITY FUND (208547-7)
- THE CHARITY CALLED THE SHORE GIFT (208547-8)
- THE CHARITY KNOWN AS THE TINNELLY TRUST (208547-9)

**FELTHAM UNITED CHARITIES**

England & Wales - Charity number 208547

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# Accounts

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**Charity registration number 208547 (England and Wales)**

**FELTHAM UNITED CHARITIES**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

# FELTHAM UNITED CHARITIES

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees**

A J Marshall  
A V Groves  
G R Hunt  
R A Dollery  
V J Brignall  
J A Groves  
S Ghauri

(Appointed 1 April 2024)

**Charity registration**

England and Wales

208547

**Independent examiner**

Clarke & Co  
Acorn House  
33 Churchfield Road  
London  
W3 6AY

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# FELTHAM UNITED CHARITIES

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# FELTHAM UNITED CHARITIES

## TRUSTEES REPORT

### FOR THE YEAR ENDED 31 DECEMBER 2024

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The Trustees present their annual report and financial statements for the year ended 31 December 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

#### **Objectives and activities**

Feltham united charities aim to provide homes to elderly people who want to downsize or are in need of a home.

#### **Achievements and performance**

##### *Significant activities and achievements against objectives*

The trustees met 3 times in 2024 and welcomed Sohail Ghauri to their ranks.

In 2024 the charity added two further properties to their portfolio, allowing them to house two more residents who needed low-cost accommodations. These properties consist of a 1-bedroom ground floor maisonette and a 1-bedroom ground floor flat. The charity opted for ground floor as the residents are mainly elderly. The charity plans to steadily add more of these types of properties to their portfolio. The charity has initiated resident reviews to make sure their residents still meet their beneficiary criteria. To simplify administration the charity has moved all properties to a British Gas Maintenance policy.

#### **Financial review**

##### *Reserves policy*

The statement of financial activities shows that Feltham united charities produced an accounting surplus £529,473 (2023 - £141,542). The balance sheet shows that our net current assets increased. Income from donations, charitable activities and investment activities totalled £547,528, a surge of £387,967 over previous year. Expenditure totalled £18,055 an increase of £36 on the previous year.

#### **Structure, governance and management**

The charity is guaranteed by deed.

The Trustees who served during the year and up to the date of signature of the financial statements were:

A J Marshall

A V Groves

G R Hunt

R A Dollery

V J Brignall

J A Groves

S Ghauri

(Appointed 1 April 2024)

#### *Organisational structure*

The Charity is run by trustees. There are no staff members and all decisions are taken on a collective basis at Trustee meetings.

# FELTHAM UNITED CHARITIES

## TRUSTEES REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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The Trustees report was approved by the Board of Trustees.



J A Groves  
Trustees

21 October 2025

# **FELTHAM UNITED CHARITIES**

## **STATEMENT OF TRUSTEES RESPONSIBILITIES**

### ***FOR THE YEAR ENDED 31 DECEMBER 2024***

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The Trustees are responsible for preparing the Trustees Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# FELTHAM UNITED CHARITIES

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF FELTHAM UNITED CHARITIES

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I report to the Trustees on my examination of the financial statements of Feltham United Charities (the charity) for the year ended 31 December 2024.

#### **Responsibilities and basis of report**

As the Trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

#### **Independent examiner's statement**

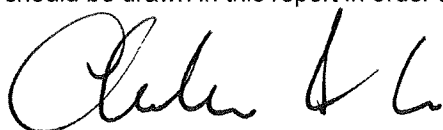
Since the charity's gross income exceeded £250,000, the independent examiner must be a member of a body listed in section 145 of the Charities Act 2011. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

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 Charities Act 2011.
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.



**Clarke & Co**

Acorn House  
33 Churchfield Road  
London  
W3 6AY  
21 October 2025

# FELTHAM UNITED CHARITIES

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
<b>Income from:</b>			
Donations and legacies	3	467,619	108,000
Charitable activities	4	68,028	46,607
Investments	5	11,881	4,954
<b>Total income</b>		<u>547,528</u>	<u>159,561</u>
<b>Expenditure on:</b>			
Charitable activities	6	18,055	18,019
<b>Total expenditure</b>		<u>18,055</u>	<u>18,019</u>
<b>Net income and movement in funds</b>		<u>529,473</u>	<u>141,542</u>
<b>Reconciliation of funds:</b>			
Fund balances at 1 January 2024		2,232,815	2,091,273
<b>Fund balances at 31 December 2024</b>		<u>2,762,288</u>	<u>2,232,815</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

# FELTHAM UNITED CHARITIES

## SUMMARY INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

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	<b>All income funds</b>	
	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Gross income	547,528	159,561
Total expenditure from income funds	18,055	18,019
<b>Net income for the year</b>	<u>529,473</u>	<u>141,542</u>

# FELTHAM UNITED CHARITIES

## BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	11		2,359,920		1,892,978
Investments			9,660		8,942
			<u>2,369,580</u>		<u>1,901,920</u>
Current assets					
Cash at bank and in hand		395,708		332,095	
Creditors: amounts falling due within one year	12	(3,000)		(1,200)	
Net current assets			<u>392,708</u>		<u>330,895</u>
Total assets less current liabilities			<u>2,762,288</u>		<u>2,232,815</u>
The funds of the charity					
Unrestricted funds	13		2,762,288		2,232,815
			<u>2,762,288</u>		<u>2,232,815</u>

The financial statements were approved by the Trustees on 21 October 2025

  
V J Brignall  
Trustees

  
J A Groves  
Trustees

# FELTHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 1 Accounting policies

##### Charity information

Feltham United Charities is a INSERT CONSTITUTIONAL DETAIL.

##### 1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a statement of cash flows.

The financial statements 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 Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

##### 1.2 Going concern

At the time of approving the financial statements, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the Trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

##### 1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# FELTHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 1 Accounting policies

(Continued)

##### 1.5 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.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

##### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	N/A
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

##### 1.7 Fixed asset investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

##### 1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

##### 1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

##### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

# FELTHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

#### 1 Accounting policies

(Continued)

##### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt Instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

##### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

#### 1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### 3 Income from donations and legacies

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Donations and gifts	467,619	108,000

# FELTHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

<b>4</b>	<b>Income from charitable activities</b>	<b>Unrestricted funds 2024 £</b>	<b>Unrestricted funds 2023 £</b>
	Heading #ac989		
	Charitable rental income	68,028	46,607
		<u>          </u>	<u>          </u>
<b>5</b>	<b>Income from investments</b>	<b>Unrestricted funds 2024 £</b>	<b>Unrestricted funds 2023 £</b>
	Interest receivable	11,881	4,954
		<u>          </u>	<u>          </u>
<b>6</b>	<b>Expenditure on charitable activities</b>	<b>Heading #ac982 2024 £</b>	<b>Heading #ac982 2023 £</b>
	<b>Direct costs</b>		
	Repairs and maintenance	14,471	14,740
	<b>Share of support and governance costs (see note )</b>		
	Support	1,784	1,479
	Governance	1,800	1,800
		<u>          </u>	<u>          </u>
		18,055	18,019
		<u>          </u>	<u>          </u>
	<b>Analysis by fund</b>		
	Unrestricted funds	18,055	18,019
		<u>          </u>	<u>          </u>
<b>7</b>	<b>Net movement in funds</b>	<b>2024 £</b>	<b>2023 £</b>
	The net movement in funds is stated after charging/(crediting):		
	Fees payable for the independent examination of the charity's financial statements	1,800	1,200
		<u>          </u>	<u>          </u>
<b>8</b>	<b>Trustees</b>		
	None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.		

# FELTHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

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### 9 Employees

The average monthly number of employees during the year was:

	2024 Number	2023 Number
Total	-	-

There were no employees whose annual remuneration was more than £60,000.

#### Remuneration of key management personnel

The remuneration of key management personnel was as follows:

### 10 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

### 11 Tangible fixed assets

	Freehold land and buildings £
<b>Cost</b>	
At 1 January 2024	1,892,978
Additions	466,942
At 31 December 2024	2,359,920
<b>Carrying amount</b>	
At 31 December 2024	2,359,920
At 31 December 2023	1,892,978

Properties rented to elderly people have been accounted for using the cost model. The carrying value of these properties included within tangible fixed assets is £2,359,920 (2023 - £1,892,978).

### 12 Creditors: amounts falling due within one year

	2024 £	2023 £
Accruals and deferred income	3,000	1,200

# FELTHAM UNITED CHARITIES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 13 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2024	Incoming resources	Resources expended	At 31 December 2024
	£	£	£	£
General funds	2,232,815	547,528	(18,055)	2,762,288
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Previous year:	At 1 January 2023	Incoming resources	Resources expended	At 31 December 2023
	£	£	£	£
General funds	2,091,273	159,561	(18,019)	2,232,815
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

#### 14 Related party transactions

R Ferguson (Bedfont) Ltd is a related party to the charity. During the year the related party has made a donation of £467,619 (2023 - £108,000) to the charity.

**FELTHAM UNITED CHARITIES**

England & Wales - Charity number 208547

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# Accounts

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**Feltham United Charities**

**343 Bedfont Lane  
Feltham  
Middlesex TW14 9SD**

**Accounts and Annual Report**

**for the year ended 31st December 2023**

**Feltham United Charities**  
**Accounts and Annual Report**  
**for the year ended 31st December 2023**

Charity Registration No. 208547

# Feltham United Charities

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# **Feltham United Charities**

## **Trust Information**

Trustees	G. Roberts-Hunt V. Brignall J.A. Groves A. Dollery A. Groves J. Marshall
Chairman	J.A. Groves
Principal Address	343 Bedford Lane Feltham Middlesex TW14 9SD
Charity Registration Number	208547
Bankers	Barclays Bank plc Feltham Branch 72/74 High Street Feltham Middlesex TW13 4DD
Accountants	Clarke & Co. Acorn House 33 Churchfield Road Acton London W3 6AY

**Feltham United Charities**  
**Annual Report of the Trustees**  
**for the year ended 31st December 2023**

The Trustees of Feltham United Charities, charity registration number 208547, present their report for the year ended 31st December 2023, which they confirm complies in all material matters with current statutory requirements and the requirements of the charity's governing document (its laws). The organisation is unincorporated and is a registered charity.

**Residents**

There were no changes in residents in 2023.

**Trustees' Responsibilities**

The Charities Act 2011 and regulations made under it require the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that year. In preparing the charity's accounts, the Trustees confirm that they have: -

- a) complied with the Charities Act 2011 and regulations;
- b) selected suitable accounting policies and applied them consistently;
- c) made judgements and estimates that are reasonable and prudent;
- d) followed applicable accountant standards; and
- e) prepared the accounts on a going concern basis.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011. They are responsible for safeguarding the assets of the charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees confirm that they have had regard for the Charity Commission Guidance in respect of Public Benefit when reviewing and planning activities and how such activities will contribute to the objects of the trust that have been set.

**Trustees**

The Trustees who served during the year and up to the date of signature of the financial statements were:

V. Brignall	A. Groves
J. Groves	G. Roberts-Hunt
A. Dollery	J. Marshall

**Principal Officers**

The following principal officers served during the year:

J.A. Groves - Chairman

**Principal Address**

The principal address of the organisation is 343 Bedfont Lane, Feltham, Middlesex TW14 9SD.

## Feltham United Charities

### Annual Report of the Trustees (continued) for the year ended 31st December 2023

#### Principal Advisers

Accountants	Clarke & Co. Acorn House 33 Churchfield Road Acton London W3 6AY
Bankers	Barclays Bank plc Feltham Branch 72/74 High Street Feltham Middlesex TW13 4DD

#### Objectives and Policies

- 1) The provision of almshouse accommodation.
- 2) Income generated to be applied for the benefit of needy aged persons.

When planning our activities for the year the Trustees have considered the Charity Commission's guidance on public benefit.

#### Background

Feltham United Charities was first registered with the Charity Commission on 22nd September 1962.

Its constituent charities are as follows: -

- The Charity of Robert Lowe & Others
- The Ashford and Moore Charity
- The Almshouses Charity
- The Charity of Mary Ann Paine
- The Charity of William Paine for the Clothing Club Establishment
- The Poores Land Charity
- The charity called the Feltham War Charity Fund
- The charity called the Shore Gift
- The charity known as the Tinely Trust

All the constituent charities have similar objectives and were reorganised as one body under the title Feltham United Charities during the course of 1996.

#### Review of Operations and the Financial Position

Year to 31st December	2023	2022	2021	2020	2019	2018
	£	£	£	£	£	£
Donations received	108,000	100,107	-	50,000	70,000	115,300
M&G investment uplift	522	-	973	( 243)	1,176	-
Rents received	46,607	45,141	42,906	44,417	43,923	35,043

## **Feltham United Charities**

### **Annual Report of the Trustees (continued) for the year ended 31st December 2023**

#### **Safety**

The Trustees continue to ensure that residents are safe by, for example, having the CP12s done annually and remedying any possible hazardous defects.

#### **Covid-19**

The Trustees requested that any tradespeople attending the properties complied with the required regulations e.g. PPE, social distancing and asking residents to keep away from them likewise. No residents contracted C-19 as far as the Trustees are aware.

#### **General Data Protection Regulation**

Steps were taken to ensure compliance with GDPR by the due date of 25th May 2022 for existing residents and are being done for future occupants.

#### **Properties**

The charitable properties comprise the following:

11 Gardner Place  
15 Hazlemere Close  
47 Conway Road  
74 Rose Gardens  
75 Rose Gardens  
76 Rose Gardens  
77 Rose Gardens  
78 Rose Gardens  
79 Rose Gardens  
11 Imperial Road

#### **Chairman's Report**

The Trustees met 3 times during 2023 to hear and review updates from the working group comprising of James, Graham and Val who manage the day to day running of the charity.

We added a ground floor maisonette to our portfolio of almshouses and housed a couple who are on low incomes and therefore meet our beneficiary requirements. We plan to purchase more properties in 2024.

One resident moved out, and in April we welcomed a local lady who was in need of somewhere to live.

#### **Finance**

The finances of the charity remain healthy with excess income over expenditure remaining constant compared to previous years. We now annually review the weekly maintenance contributions of the residents and the increase is based on the PPI. The maintenance expenditure includes boiler services, now boiler and redecoration of one almshouse before the new resident moved in.

**Feltham United Charities**

**Annual Report of the Trustees (continued)  
for the year ended 31st December 2023**

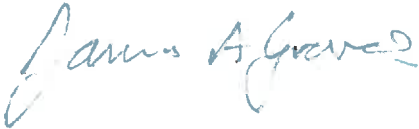
**Reserves Policy**

Subject to everyday requirements all monies held at the bank are available for charitable purposes in accordance with the objects and policies of the charity. The Trustees will ensure that reserves are maintained so as not to stretch the charity's resources beyond an acceptable level.

**Conclusion**

The Trustees continued to maintain the nine properties in a good and safe condition. The aim is to purchase another Almshouse (bungalow) as soon as financially viable.

Approved on behalf of the Trustees on 28th October 2024

A handwritten signature in blue ink, appearing to read 'James A Groves', written in a cursive style.

J.A. Groves - Chairman and Trustee

## **Feltham United Charities**

### **Independent Examiner's Report to the Trustees of Feltham United Charities**

I report on the accounts of the charity for the year ended 31st December 2023, which are set out on pages 7 to 8.

#### **Respective Responsibilities of Trustees and Examiner**

The charity's Trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011. The Trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under Section 145(5)(b) of the 2011 Act); and
- state whether particular matters have come to my attention.

#### **Basis of Independent Examiner's Report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

#### **Independent Examiner's Statement**

In connection with my examination, no matter has come to my attention: -

- 1) Which gives me reasonable cause to believe that, in any material respect, the requirements
  - to keep accounting records in accordance with Section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Acthave not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Date:

Acorn House  
33 Churchfield Road  
Acton  
London W3 6AY

**M.T. Stower FCA**

Clarke & Co.

Chartered Accountants

## Feltham United Charities

### Receipts and Payments Account for the year ended 31st December 2023

		2023	General Fund	2022	
	£		£		£
<b>Receipts</b>					
<b>Voluntary sources</b>					
Donations	108,000		100,107		
Rental income	<u>46,607</u>	154,607	<u>45,141</u>		145,248
<b>Investments</b>					
Bank interest received		<u>4,954</u>			<u>99</u>
<b>Total Receipts</b>		<u><u>£159,561</u></u>			<u><u>£145,347</u></u>
<b>Payments</b>					
<b>Payments for generating funds and provision of charitable accommodation</b>					
External lighting	274		296		
Repairs and maintenance to properties	13,963		9,126		
Monitoring costs	<u>503</u>	14,740	<u>950</u>		10,372
<b>Support costs</b>					
Administration and secretarial	-		92		
Insurance	1,164		1,218		
Subscriptions	23		187		
Accountancy and professional fees	1,800		1,140		
Sundry expenses	<u>292</u>	3,279	<u>58</u>		2,695
<b>Other payments</b>					
Payments for investments and other assets:					
Property purchase		<u>262,832</u>			<u>-</u>
<b>Total Payments</b>		<u><u>£280,851</u></u>			<u><u>£13,067</u></u>
Balance in hand at 1st January 2023		453,385			321,105
Surplus/(deficit) of total receipts over total payments		<u>(121,290)</u>			<u>132,280</u>
<b>Balance in Hand at 31st December 2023</b>		<u><u>£332,095</u></u>			<u><u>£453,385</u></u>

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## Feltham United Charities

### Statement of Assets and Liabilities for the year ended 31st December 2023

	2023 £	Income Funds: General Purpose	2022 £
<b>Monetary Assets</b>			
Bank and cash balances	<u>£332,095</u>		<u>£453,385</u>
<b>Investment Assets</b>			
M&G investments at valuation - 221 shares NAACIF Fund	8,942		8,420
R. Ferguson (Bedfont) Limited at valuation - 1000 £1 ordinary shares	<u>3,526,959</u>		<u>3,587,100</u>
	<u>£3,535,901</u>		<u>£3,595,520</u>
<b>Liabilities</b>			
Sundry creditors	<u>£1,200</u>		<u>£1,200</u>
<b>Non-Monetary Assets</b>			
Charitable properties	<u>£1,892,978</u>		<u>£1,630,597</u>

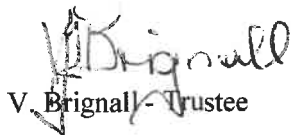
#### Accounting Policies

The accounts have been prepared on a 'receipts and payments' basis in accordance with the guidance offered by the Charity Commissioners' "Accounting for the smaller charities".

Approved on behalf of the Trustees on 28th October 2024



J.A. Groves - Chairman and Trustee



V. Brignall - Trustee

**FELTHAM UNITED CHARITIES**

England & Wales - Charity number 208547

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# Accounts

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**Feltham United Charities**  
**Accounts and Annual Report**  
**for the year ended 31st December 2022**

Charity Registration No. 208547

**CLARKE & Co.**  
**CHARTERED ACCOUNTANTS**

**Acorn House, 33 Churchfield Road, London W3 6AY**

# Feltham United Charities

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# Feltham United Charities

## Trust Information

Trustees	G. Roberts-Hunt V. Brignall J.A. Groves A. Dollery A. Groves J. Marshall
Chairman	J.A. Groves
Principal Address	343 Bedfont Lane Feltham Middlesex TW14 9SD
Charity Registration Number	208547
Bankers	Barclays Bank plc Feltham Branch 72/74 High Street Feltham Middlesex TW13 4DD
Accountants	Clarke & Co. Acorn House 33 Churchfield Road Acton London W3 6AY

**Feltham United Charities**  
**Annual Report of the Trustees**  
**for the year ended 31st December 2022**

The Trustees of Feltham United Charities, charity registration number 208547, present their report for the year ended 31st December 2022, which they confirm complies in all material matters with current statutory requirements and the requirements of the charity's governing document (its laws). The organisation is unincorporated and is a registered charity.

**Residents**

There were no changes in residents in 2022.

**Trustees' Responsibilities**

The Charities Act 2011 and regulations made under it require the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that year. In preparing the charity's accounts, the Trustees confirm that they have: -

- a) complied with the Charities Act 2011 and regulations;
- b) selected suitable accounting policies and applied them consistently;
- c) made judgements and estimates that are reasonable and prudent;
- d) followed applicable accountant standards; and
- e) prepared the accounts on a going concern basis.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011. They are responsible for safeguarding the assets of the charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees confirm that they have had regard for the Charity Commission Guidance in respect of Public Benefit when reviewing and planning activities and how such activities will contribute to the objects of the trust that have been set.

**Trustees**

The Trustees who served during the year and up to the date of signature of the financial statements were:

H.E. Mammatt (deceased 7.3.2022)	A. Dollery	J. Marshall
V. Brignall	A. Groves	
A. Allen (resigned in the year)	G. Roberts-Hunt	
J. Groves	S. Bull (resigned in the year)	

**Principal Officers**

The following principal officers served during the year:

H.E. Mammatt - Chairman (deceased 7th March 2022)  
G. Roberts-Hunt (acting Chair)

**Principal Address**

The principal address of the organisation is 343 Bedfont Lane, Feltham, Middlesex TW14 9SD.

## Feltham United Charities

### Annual Report of the Trustees (continued) for the year ended 31st December 2022

#### Principal Advisers

Accountants	Clarke & Co. Acorn House 33 Churchfield Road Acton London W3 6AY
Bankers	Barclays Bank plc Feltham Branch 72/74 High Street Feltham Middlesex TW13 4DD

#### Objectives and Policies

- 1) The provision of almshouse accommodation.
- 2) Income generated to be applied for the benefit of needy aged persons.

When planning our activities for the year the Trustees have considered the Charity Commission's guidance on public benefit.

#### Background

Feltham United Charities was first registered with the Charity Commission on 22nd September 1962.

Its constituent charities are as follows: -

- The Charity of Robert Lowe & Others
- The Ashford and Moore Charity
- The Almshouses Charity
- The Charity of Mary Ann Paine
- The Charity of William Paine for the Clothing Club Establishment
- The Pours Land Charity
- The charity called the Feltham War Charity Fund
- The charity called the Shore Gift
- The charity known as the Tinely Trust

All the constituent charities have similar objectives and were reorganised as one body under the title Feltham United Charities during the course of 1996.

#### Review of Operations and the Financial Position

Year to 31st December	2022	2021	2020	2019	2018	2017
	£	£	£	£	£	£
Donations received	100,107	-	50,000	70,000	115,300	100,000
M&G investment uplift	-	973	( 243)	1,176	-	11,711
Rents received	45,141	42,906	44,417	43,923	35,043	34,575

## **Feltham United Charities**

### **Annual Report of the Trustees (continued) for the year ended 31st December 2022**

#### **Safety**

The Trustees continue to ensure that residents are safe by, for example, having the CP12s done annually and remedying any possible hazardous defects.

#### **Covid-19**

The Trustees requested that any tradespeople attending the properties complied with the required regulations e.g. PPE, social distancing and asking residents to keep away from them likewise. No residents contracted C-19 as far as the Trustees are aware.

#### **General Data Protection Regulation**

Steps were taken to ensure compliance with GDPR by the due date of 25th May 2021 for existing residents and are being done for future occupants.

#### **Properties**

The charitable properties comprise the following:

11 Gardner Place  
15 Hazlemere Close  
47 Conway Road  
74 Rose Gardens  
75 Rose Gardens  
76 Rose Gardens  
77 Rose Gardens  
78 Rose Gardens  
79 Rose Gardens

#### **Chairman's Report**

With the sad passing of Liz Mammatt who had chaired and been the clerk of Feltham United Charities for many years, the Trustees have spent time to come to grips with the many facets involved with the Almshouses. Along with myself (James Groves), Graham Roberts-Hunt and Valerie Brignall we have continued to manage the 9 properties on a day to day basis, reporting back to the main Trustees at quarterly meetings. We still intend to keep to the objectives of the charity and provide low-cost rent for those in need in the local community. Once funds are available we aim to purchase another property within the next 18 months.

#### **Finance**

The finances of the charity remain healthy and with the cash assets along with an anticipated donation from R. Ferguson in 2022 we would look to purchase another property in 2023.

#### **Reserves Policy**

Subject to everyday requirements all monies held at the bank are available for charitable purposes in accordance with the objects and policies of the charity. The Trustees will ensure that reserves are maintained so as not to stretch the charity's resources beyond an acceptable level.

**Feltham United Charities**

**Annual Report of the Trustees (continued)  
for the year ended 31st December 2022**

**Conclusion**

The Trustees continued to maintain the nine properties in a good and safe condition. The aim is to purchase another Almshouse (bungalow) as soon as financially viable.

Approved on behalf of the Trustees on

A handwritten signature in black ink, appearing to read 'James Groves', written in a cursive style.

J.A. Groves - Chairman and Trustee

**Feltham United Charities**  
**Independent Examiner's Report to the Trustees of**  
**Feltham United Charities**

I report on the accounts of the charity for the year ended 31st December 2022, which are set out on pages 7 to 8.

**Respective Responsibilities of Trustees and Examiner**

The charity's Trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011. The Trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under Section 145(5)(b) of the 2011 Act); and
- state whether particular matters have come to my attention.

**Basis of Independent Examiner's Report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

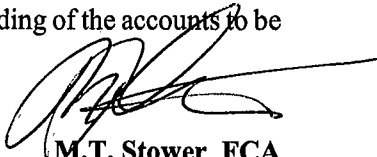
**Independent Examiner's Statement**

In connection with my examination, no matter has come to my attention: -

- 1) Which gives me reasonable cause to believe that, in any material respect, the requirements
  - to keep accounting records in accordance with Section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Acthave not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Date: 18th October 2023

Acorn House  
33 Churchfield Road  
Acton  
London W3 6AY

  
M.T. Stower FCA

Clarke & Co.

Chartered Accountants

**Feltham United Charities**

**Receipts and Payments Account  
for the year ended 31st December 2022**

		General Fund			
	2022	2021	2022	2021	
	£	£	£	£	£
<b>Receipts</b>					
<b>Voluntary sources</b>					
Donations	100,107		-		
Rental income	45,141	145,248	42,906		42,906
<b>Investments</b>					
Bank interest received		99			-
<b>Total Receipts</b>		<b>£145,347</b>			<b>£42,906</b>
 <b>Payments</b>					
<b>Payments for generating funds and provision of charitable accommodation</b>					
External lighting	296		206		
Repairs and maintenance to properties	9,126		11,387		
Monitoring costs	950	10,372	702		12,295
<b>Support costs</b>					
Administration and secretarial	92		175		
Insurance	1,218		1,282		
Subscriptions	187		232		
Accountancy fees	1,140		1,140		
Sundry expenses	58	2,695	115		2,944
<b>Other payments</b>					
Payments for investments and other assets:					
Property purchase	-		-		
Reinvestment - M&G NAACIF Fund	-	-	-		-
<b>Total Payments</b>		<b>£13,067</b>			<b>£15,239</b>
Balance in hand at 1st January 2022		321,105			293,438
Surplus/(deficit) of total receipts over total payments		132,280			27,667
Balance in Hand at 31st December 2022		<b>£453,385</b>			<b>£321,105</b>

**Feltham United Charities**

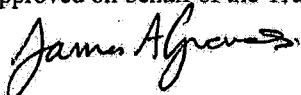
**Statement of Assets and Liabilities  
for the year ended 31st December 2022**

	2022 £	Income Funds: General Purpose 2021 £
<b>Monetary Assets</b>		
Bank and cash balances	<u>£453,385</u>	<u>£321,105</u>
<b>Investment Assets</b>		
M&G investments at valuation		
- 221 shares NAACIF Fund	8,420	8,354
R. Ferguson (Bedfont) Limited at valuation		
- 1000 £1 ordinary shares	<u>3,587,100</u>	<u>3,754,453</u>
	<u>£3,595,520</u>	<u>£3,762,807</u>
<b>Liabilities</b>		
Sundry creditors	<u>£1,200</u>	<u>£1,140</u>
<b>Non-Monetary Assets</b>		
Charitable properties	<u>£1,630,597</u>	<u>£1,630,597</u>

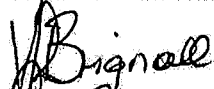
**Accounting Policies**

The accounts have been prepared on a 'receipts and payments' basis in accordance with the guidance offered by the Charity Commissioners' "Accounting for the smaller charities".

Approved on behalf of the Trustees on



J.A. Groves - Chairman and Trustee



V. Bignall - Trustee

**FELTHAM UNITED CHARITIES**

England & Wales - Charity number 208547

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# Accounts

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**Feltham United Charities**  
**Accounts and Annual Report**  
**for the year ended 31st December 2021**

Charity Registration No. 208547



**CLARKE & CO**

CHARTERED ACCOUNTANTS

ACORN HOUSE  
33 CHURCHFIELD ROAD  
LONDON W3 6AY

Telephone: 020 8993 5931  
Facsimile: 020 8992 8503  
E-mail: [partners@clarke-acct.co.uk](mailto:partners@clarke-acct.co.uk)

**Feltham United Charities**

**343 Bedfont Lane  
Feltham  
Middlesex TW14 9SD**

**Accounts and Annual Report**

**for the year ended 31st December 2021**

# Feltham United Charities

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# Feltham United Charities

## Trust Information

Trustees	G. Roberts-Hunt V. Brignall J.A. Groves A. Allen A. Dollery A. Groves J. Marshall S. Bull
Chairman	J.A. Groves
Principal Address	343 Bedfont Lane Feltham Middlesex TW14 9SD
Charity Registration Number	208547
Bankers	Barclays Bank plc Feltham Branch 72/74 High Street Feltham Middlesex TW13 4DD
Accountants	Clarke & Co. Acorn House 33 Churchfield Road Acton London W3 6AY

**Feltham United Charities**  
**Annual Report of the Trustees**  
**for the year ended 31st December 2021**

The Trustees of Feltham United Charities, charity registration number 208547, present their report for the year ended 31st December 2021, which they confirm complies in all material matters with current statutory requirements and the requirements of the charity's governing document (its laws). The organisation is unincorporated and is a registered charity.

**Residents**

There were no changes in residents in 2021.

**Trustees' Responsibilities**

The Charities Act 2011 and regulations made under it require the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that year. In preparing the charity's accounts, the Trustees confirm that they have: -

- a) complied with the Charities Act 2011 and regulations;
- b) selected suitable accounting policies and applied them consistently;
- c) made judgements and estimates that are reasonable and prudent;
- d) followed applicable accountant standards; and
- e) prepared the accounts on a going concern basis.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011. They are responsible for safeguarding the assets of the charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees confirm that they have had regard for the Charity Commission Guidance in respect of Public Benefit when reviewing and planning activities and how such activities will contribute to the objects of the trust that have been set.

**Trustees**

The Trustees who served during the year and up to the date of signature of the financial statements were:

H.E. Mammatt (deceased 7.3.2022)	A. Dollery	S. Bull (appointed 28.9.2021)
V. Brignall	A. Groves	J. Marshall
A. Allen	G. Roberts-Hunt	
J. Groves	B. Williams (resigned 27.9.2021)	

**Principal Officers**

The following principal officers served during the year:

H.E. Mammatt - Chairman (deceased 7th March 2022)  
G. Roberts-Hunt (acting Chair)

**Principal Address**

The principal address of the organisation is 343 Bedfont Lane, Feltham, Middlesex TW14 9SD.

## Feltham United Charities

### Annual Report of the Trustees (continued) for the year ended 31st December 2021

#### Principal Advisers

Accountants	Clarke & Co. Acorn House 33 Churchfield Road Acton London W3 6AY
Bankers	Barclays Bank plc Feltham Branch 72/74 High Street Feltham Middlesex TW13 4DD

#### Objectives and Policies

- 1) The provision of almshouse accommodation.
- 2) Income generated to be applied for the benefit of needy aged persons.

When planning our activities for the year the Trustees have considered the Charity Commission's guidance on public benefit.

#### Background

Feltham United Charities was first registered with the Charity Commission on 22nd September 1962.

Its constituent charities are as follows: -

- The Charity of Robert Lowe & Others
- The Ashford and Moore Charity
- The Almshouses Charity
- The Charity of Mary Ann Paine
- The Charity of William Paine for the Clothing Club Establishment
- The Poors Land Charity
- The charity called the Feltham War Charity Fund
- The charity called the Shore Gift
- The charity known as the Tinelly Trust

All the constituent charities have similar objectives and were reorganised as one body under the title Feltham United Charities during the course of 1996.

#### Review of Operations and the Financial Position

Year to 31st December	2021	2020	2019	2018	2017
	£	£	£	£	£
Donations received	-	50,000	70,000	115,300	100,000
M&G investment uplift	973	( 243)	1,176	-	11,711
Rents received	42,906	44,417	43,923	35,043	34,575

## **Feltham United Charities**

### **Annual Report of the Trustees (continued) for the year ended 31st December 2021**

#### **Safety**

The Trustees continue to ensure that residents are safe by, for example, having the CP12s done annually and remedying any possible hazardous defects.

#### **Covid-19**

The Trustees requested that any tradespeople attending the properties complied with the required regulations e.g. PPE, social distancing and asking residents to keep away from them likewise. No residents contracted C-19 as far as the Trustees are aware.

#### **General Data Protection Regulation**

Steps were taken to ensure compliance with GDPR by the due date of 25th May 2020 for existing residents and are being done for future occupants.

#### **Properties**

The charitable properties comprise the following:

11 Gardner Place  
15 Hazlemere Close  
47 Conway Road  
74 Rose Gardens  
75 Rose Gardens  
76 Rose Gardens  
77 Rose Gardens  
78 Rose Gardens  
79 Rose Gardens

All residents were advised of and accepted increases in the weekly maintenance charge from 1st April. The tenant at 15 Hazlemere Close (Eileen Tappin) passed away in February 2021 and her daughter took on the tenancy. The Land Registry was updated on 15 Hazlemere Close and EPCs were carried out on most properties, valid until October 2023.

During the course of December, Liz Mammatt held confidential talks with Nigel Lucas (paid clerk) and Clifton Gage (Chairman) of the Elizabeth Jones Charity with a view to the charity taking over Feltham United Charities. Liz Mammatt and Ann Allen indicated their intentions to resign before the 2022 AGM.

#### **Finance**

The finances of the charity remain healthy and with the cash assets along with an anticipated donation from R. Ferguson in 2022 we would look to purchase another property in 2023.

#### **Reserves Policy**

Subject to everyday requirements all monies held at the bank are available for charitable purposes in accordance with the objects and policies of the charity. The Trustees will ensure that reserves are maintained so as not to stretch the charity's resources beyond an acceptable level.

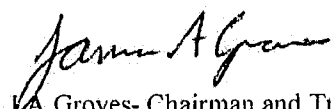
**Feltham United Charities**

**Annual Report of the Trustees (continued)  
for the year ended 31st December 2021**

**Conclusion**

The Trustees continued to maintain the nine properties in a good and safe condition. The aim is to purchase another almshouse (bungalow) as soon as financially viable.

Approved on behalf of the Trustees on *26.10.2022*



James A Groves- Chairman and Trustee

## Feltham United Charities

### Independent Examiner's Report to the Trustees of Feltham United Charities

I report on the accounts of the charity for the year ended 31st December 2021, which are set out on pages 7 to 8.

#### Respective Responsibilities of Trustees and Examiner

The charity's Trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011. The Trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under Section 145(5)(b) of the 2011 Act); and
- state whether particular matters have come to my attention.

#### Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

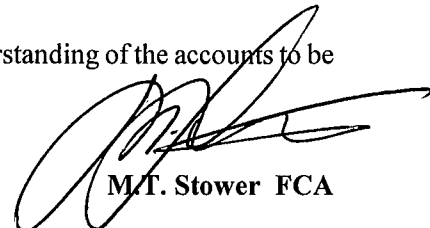
#### Independent Examiner's Statement

In connection with my examination, no matter has come to my attention: -

- 1) Which gives me reasonable cause to believe that, in any material respect, the requirements
  - to keep accounting records in accordance with Section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Acthave not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Date: 27th October 2022

Acorn House  
33 Churchfield Road  
Acton  
London W3 6AY



M.T. Stower FCA

Clarke & Co.

Chartered Accountants

## Feltham United Charities

### Receipts and Payments Account for the year ended 31st December 2021

		2021	General Fund		2020
	£		£	£	£
<b>Receipts</b>					
<b>Voluntary sources</b>					
Donations	-			50,000	
Rental income	42,906		42,906	44,417	94,417
<b>Investments</b>					
Proceeds from sale of M&G Shares			-		-
<b>Total Receipts</b>			<b>£42,906</b>		<b>£94,417</b>
<b>Payments</b>					
<b>Payments for generating funds and provision of charitable accommodation</b>					
External lighting	206			189	
Repairs and maintenance to properties	11,387			11,914	
Monitoring costs	702		12,295	568	12,671
<b>Support costs</b>					
Administration and secretarial	175			150	
Insurance	1,282			1,225	
Subscriptions	232			179	
Accountancy fees	1,140			1,080	
Sundry expenses	115		2,944	62	2,696
<b>Other payments</b>					
Payments for investments and other assets:					
Property purchase	-			-	
Reinvestment - M&G NAACIF Fund	-		-	-	-
<b>Total Payments</b>			<b>£15,239</b>		<b>£15,367</b>
Balance in hand at 1st January 2021			293,438		214,388
Surplus/(deficit) of total receipts over total payments			27,667		79,050
Balance in Hand at 31st December 2021			<b>£321,105</b>		<b>£293,438</b>

**Feltham United Charities**

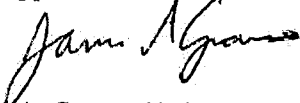
**Statement of Assets and Liabilities  
for the year ended 31st December 2021**

	2021 £	Income Funds: General Purpose 2020 £
<b>Monetary Assets</b>		
Bank and cash balances	<u>£321,105</u>	<u>£293,438</u>
<b>Investment Assets</b>		
M&G investments at valuation - 221 shares NAACIF Fund	8,354	7,381
R. Ferguson (Bedfont) Limited at valuation - 1000 £1 ordinary shares	<u>3,754,453</u>	<u>3,635,903</u>
	<u>£3,762,807</u>	<u>£3,643,284</u>
<b>Liabilities</b>		
Sundry creditors	<u>£1,140</u>	<u>£1,080</u>
<b>Non-Monetary Assets</b>		
Charitable properties	<u>£1,630,597</u>	<u>£1,630,597</u>

**Accounting Policies**

The accounts have been prepared on a 'receipts and payments' basis in accordance with the guidance offered by the Charity Commissioners' "Accounting for the smaller charities".

Approved on behalf of the Trustees on 26.10.2022



J.A. Groves Chairman and Trustee



V. Brignall - Trustee

**Feltham United Charities**  
**Notes to the Accounts**  
**for the year ended 31st December 2021**

**Related Party Transactions**

1. Mrs. V. Brignall was paid a £150 honorarium for her services in connection with the organisation.

The above payment was authorised by the Trustees in accordance with the Rules for Governance (February 2005).

**FELTHAM UNITED CHARITIES**

England & Wales - Charity number 208547

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# Accounts

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**Feltham United Charities**  
**Accounts and Annual Report**  
**for the year ended 31st December 2020**

Charity Registration No. 208547

**Feltham United Charities**

**219 Staines Road  
Feltham  
Middlesex TW14 9EB**

**Accounts and Annual Report**

**for the year ended 31st December 2020**

# Feltham United Charities

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Notes to the Accounts	9

# Feltham United Charities

## Trust Information

Trustees	H.E. Mammatt A. Allen V. Brignall J. Groves A. Dollery A. Groves G. Roberts-Hunt B. Williams J. Marshall
Chairman	H.E. Mammatt
Principal Address	219 Staines Road Feltham Middlesex TW14 9EB
Charity Registration Number	208547
Bankers	Barclays Bank plc Feltham Branch 72/74 High Street Feltham Middlesex TW13 4DD
Accountants	Clarke & Co. Acorn House 33 Churchfield Road Acton London W3 6AY

**Feltham United Charities**  
**Annual Report of the Trustees**  
**for the year ended 31st December 2020**

The Trustees of Feltham United Charities, charity registration number 208547, present their report for the year ended 31st December 2020, which they confirm complies in all material matters with current statutory requirements and the requirements of the charity's governing document (its laws). The organisation is unincorporated and is a registered charity.

**Residents**

There were no changes in residents in 2020.

**Trustees' Responsibilities**

The Charities Act 2011 and regulations made under it require the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit for that year. In preparing the charity's accounts, the Trustees confirm that they have: -

- a) complied with the Charities Act 2011 and regulations;
- b) selected suitable accounting policies and applied them consistently;
- c) made judgements and estimates that are reasonable and prudent;
- d) followed applicable accountant standards; and
- e) prepared the accounts on a going concern basis.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the accounts comply with the Charities Act 2011. They are responsible for safeguarding the assets of the charity and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees confirm that they have had regard for the Charity Commission Guidance in respect of Public Benefit when reviewing and planning activities and how such activities will contribute to the objects of the trust that have been set.

**Trustees**

The Trustees who served during the year and up to the date of signature of the financial statements were:

H.E. Mammatt	J. Groves	G. Roberts-Hunt
V. Brignall	A. Dollery	B. Williams
A. Allen	A. Groves	J. Marshall

**Principal Officers**

The following principal officers served throughout the year:

H.E. Mammatt - Chairman

**Principal Address**

The principal address of the organisation is 219 Staines Road, Feltham, Middlesex TW14 9EB

## Feltham United Charities

### Annual Report of the Trustees (continued) for the year ended 31st December 2020

#### Principal Advisers

Accountants	Clarke & Co. Acorn House 33 Churchfield Road Acton London W3 6AY
Bankers	Barclays Bank plc Feltham Branch 72/74 High Street Feltham Middlesex TW13 4DD

#### Objectives and Policies

- 1) The provision of almshouse accommodation.
- 2) Income generated to be applied for the benefit of needy aged persons.

When planning our activities for the year the Trustees have considered the Charity Commission's guidance on public benefit.

#### Background

Feltham United Charities was first registered with the Charity Commission on 22nd September 1962.

Its constituent charities are as follows: -

- The Charity of Robert Lowe & Others
- The Ashford and Moore Charity
- The Almshouses Charity
- The Charity of Mary Ann Paine
- The Charity of William Paine for the Clothing Club Establishment
- The Pours Land Charity
- The charity called the Feltham War Charity Fund
- The charity called the Shore Gift
- The charity known as the Tinelly Trust

All the constituent charities have similar objectives and were reorganised as one body under the title Feltham United Charities during the course of 1996.

#### Review of Operations and the Financial Position

Year to 31st December	2020	2019	2018	2017	2016
	£	£	£	£	£
Donations received	50,000	70,000	115,300	100,000	100,000
M&G investment uplift	( 243)	1,176	-	11,711	4,596
Rents received	44,417	43,923	35,043	34,575	32,395

## Feltham United Charities

### Annual Report of the Trustees (continued) for the year ended 31st December 2020

#### Safety

The Trustees continue to ensure that residents are safe by, for example, having the CP12s done annually and remedying any possible hazardous defects.

#### Covid-19

The Trustees requested that any tradespeople attending the properties complied with the required regulations e.g. PPE, social distancing and asking residents to keep away from them likewise. No residents contracted C-19 as far as the Trustees are aware. The eighth annual garden party was deferred until Christmas and then until 2021, hopefully.

The June and September Trustees' meetings were held by e-mail with December's being by Zoom to comply with regulations.

#### General Data Protection Regulation

Steps were taken to ensure compliance with GDPR by the due date of 25th May 2019 for existing residents and are being done for future occupants.

#### Properties

The Leader of the Council in January 2020 consulted the Trustees in confidence about the proposed redevelopment of the estate of Rose Gardens, of which 74-79 were the Charities' freehold premises. Various unsuitable options were offered which would have entailed the loss of the freehold, insecure location and unsuitable units in blocks of flats. No freehold site with access to shops and transport was available. The Trustees unanimously decided to retain the status quo, thereby safeguarding the present residents' security of tenure and the future of Feltham United Charities by retaining the freehold. Hounslow Council has accepted this. Residents were advised accordingly by the Trustees.

An application has been made to the London Borough of Hounslow for 74-79 Rose Gardens to be granted Local Listing status, since it dates back to 1961. The response is awaited.

Major items of expenditure in 2020 were:

- New WCs in 78 and 79 Rose Gardens
- New boilers in 74 and 77 Rose Gardens as well as 47 Conway Road
- Clearing gutters and lichen from the roof of 74-79 Rose Gardens

Paperwork covering the history of the Charity e.g. Feltham Poor Lands' Trust's Minute Book of 1866 has been handed into Feltham Library for safe-keeping, pending a decision on archiving more historical material.

#### Finance

The rental (Weekly Maintenance Contribution) income for 2020 was £44,417 and the expenditure on maintenance alone was £11,914. At 31st December 2020 the current account in Barclays was £293,438.38. The value of the investment in the M&G Investment Fund was £7,381.27 at the year end. R. Ferguson (Bedfont) Limited donated £50,000 under Gift Aid to Feltham United Charities in 2020.

The Weekly Maintenance Contributions were last raised in 2019. The Trustees agreed in December 2020 to increase them from April 2021 in line with ONS's CPIs (lower than the RPI over the last two years. The next review would be in December 2022 with a possible rise in April 2023.

## **Feltham United Charities**

### **Annual Report of the Trustees (continued) for the year ended 31st December 2020**

No transfer of funds had been made to M&G during 2020, basically due to the effects of Covid-19. The Trustees will continue to assess the situation, with a view to transferring money from Barclays when it is prudent to do so.

#### **Reserves Policy**

Subject to everyday requirements all monies held at the bank are available for charitable purposes in accordance with the objects and policies of the charity. The Trustees will ensure that reserves are maintained so as not to stretch the charity's resources beyond an acceptable level.

#### **Conclusion**

The Trustees continued to maintain the nine properties in a good and safe condition. The aim is to purchase another almshouse (bungalow) as soon as financially viable.

Approved on behalf of the Trustees on 22nd May 2021

H.E. Mammatt - Chairman and Trustee

**Feltham United Charities**  
**Independent Examiner's Report to the Trustees of**  
**Feltham United Charities**

I report on the accounts of the charity for the year ended 31st December 2020, which are set out on pages 7 to 8.

**Respective Responsibilities of Trustees and Examiner**

The charity's Trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011. The Trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commissioners (under Section 145(5)(b) of the 2011 Act); and
- state whether particular matters have come to my attention.

**Basis of Independent Examiner's Report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**Independent Examiner's Statement**

In connection with my examination, no matter has come to my attention: -

- 1) Which gives me reasonable cause to believe that, in any material respect, the requirements
  - to keep accounting records in accordance with Section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Acthave not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Date: 25th May 2021

Acorn House  
33 Churchfield Road  
Acton  
London W3 6AY

**M.T. Stower FCA**

Clarke & Co.

Chartered Accountants

## Feltham United Charities

### Receipts and Payments Account for the year ended 31st December 2020

		General Fund			
	2020			2019	
	£	£	£	£	£
<b>Receipts</b>					
<b>Voluntary sources</b>					
Donations	50,000		70,000		
Rental income	44,417	94,417	43,923		113,923
	<u>          </u>		<u>          </u>		
<b>Investments</b>					
Proceeds from sale of M&G Shares		-		-	
		<u>          </u>		<u>          </u>	
<b>Total Receipts</b>		<u><u>£94,417</u></u>		<u><u>£113,923</u></u>	
<b>Payments</b>					
<b>Payments for generating funds and provision of charitable accommodation</b>					
External lighting	189		194		
Repairs and maintenance to properties	11,914		16,043		
Monitoring costs	568	12,671	795		17,032
	<u>          </u>		<u>          </u>		
<b>Support costs</b>					
Administration and secretarial	150		150		
Insurance	1,225		1,277		
Subscriptions	179		182		
Accountancy fees	1,080		1,080		
Sundry expenses	62	2,696	80		2,769
	<u>          </u>		<u>          </u>		
<b>Other payments</b>					
Payments for investments and other assets:					
Property purchase	-		170,931		
Reinvestment - M&G NAACIF Fund	-	-	-		170,931
	<u>          </u>	<u>          </u>	<u>          </u>		<u>          </u>
<b>Total Payments</b>		<u><u>£15,367</u></u>		<u><u>£190,732</u></u>	
Balance in hand at 1st January 2020		214,388		291,147	
Surplus/(deficit) of total receipts over total payments		79,050		( 76,809)	
		<u>          </u>		<u>          </u>	
Balance in Hand at 31st December 2020		<u><u>£293,438</u></u>		<u><u>£214,338</u></u>	

## Feltham United Charities

### Statement of Assets and Liabilities for the year ended 31st December 2020

	2020 £	Income Funds: General Purpose	2019 £
<b>Monetary Assets</b>			
Bank and cash balances	£293,438		£214,338
	<u>£293,438</u>		<u>£214,338</u>
<b>Investment Assets</b>			
M&G investments at valuation			
- 221 shares NAACIF Fund	7,381		7,624
R. Ferguson (Bedfont) Limited at valuation			
- 1000 £1 ordinary shares	3,635,903		2,400,000
	<u>£3,643,284</u>		<u>£2,407,624</u>
	<u>£3,643,284</u>		<u>£2,407,624</u>
<b>Liabilities</b>			
Sundry creditors	£1,080		£1,080
	<u>£1,080</u>		<u>£1,080</u>
<b>Non-Monetary Assets</b>			
Charitable properties	1,630,597		1,630,597
Deposit on charitable property	-		-
	<u>£1,630,597</u>		<u>£1,630,597</u>
	<u>£1,630,597</u>		<u>£1,630,597</u>

#### Accounting Policies

The accounts have been prepared on a "receipts and payments" basis in accordance with the guidance offered by the Charity Commissioners' "Accounting for the smaller charities".

Approved on behalf of the Trustees on 22nd May 2021

H.E. Mammatt - Chairman

V. Brignall - Trustee

**Feltham United Charities**  
**Notes to the Accounts**  
**for the year ended 31st December 2020**

**Related Party Transactions**

1. Ms. H.E. Mammatt was paid a £75 honorarium for her services in connection with the organisation.
2. Mrs. V. Brignall was paid a £75 honorarium for her services in connection with the organisation.

The above payments were authorised by the Trustees in accordance with the Rules for Governance (February 2005).