

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

Feltham United Charities

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

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