

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

Feltham United Charities

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

Accounts and Annual Report

for the year ended 31st December 2021

Feltham United Charities

Contents

	Page
Trust Information	1
Annual Report of the Trustees	2 - 5
Independent Examiner's Report	6
Receipts and Payments Accounts	7
Statement of Assets and Liabilities	8
Notes to the Accounts	9

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.

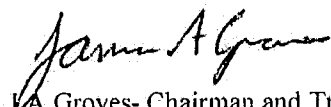
Feltham United Charities

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



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 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.

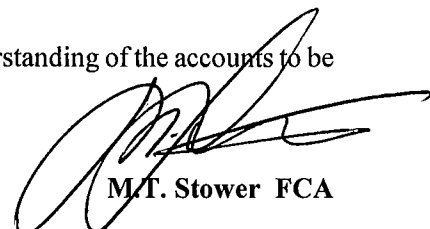
Independent Examiner's Statement

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
	£		£	£	£
Receipts					
Voluntary sources					
Donations	-		50,000		
Rental income	42,906	42,906	44,417		94,417
	<u> </u>		<u> </u>		
Investments					
Proceeds from sale of M&G Shares		-			-
		<u> </u>			<u> </u>
Total Receipts		<u>£42,906</u>			<u>£94,417</u>
Payments					
Payments for generating funds and provision of charitable accommodation					
External lighting	206		189		
Repairs and maintenance to properties	11,387		11,914		
Monitoring costs	702	12,295	568		12,671
	<u> </u>		<u> </u>		
Support costs					
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
	<u> </u>		<u> </u>		
Other payments					
Payments for investments and other assets:					
Property purchase	-		-		
Reinvestment - M&G NAACIF Fund	-	-	-		-
	<u> </u>	<u> </u>	<u> </u>		<u> </u>
Total Payments		<u>£15,239</u>			<u>£15,367</u>
Balance in hand at 1st January 2021		293,438			214,388
Surplus/(deficit) of total receipts over total payments		27,667			79,050
		<u> </u>			<u> </u>
Balance in Hand at 31st December 2021		<u>£321,105</u>			<u>£293,438</u>

Feltham United Charities

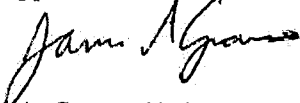
Statement of Assets and Liabilities for the year ended 31st December 2021

	2021 £	Income Funds: General Purpose 2020 £
Monetary Assets		
Bank and cash balances	<u>£321,105</u>	<u>£293,438</u>
Investment Assets		
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>
Liabilities		
Sundry creditors	<u>£1,140</u>	<u>£1,080</u>
Non-Monetary Assets		
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).