

**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<br>V. Brignall<br>J.A. Groves<br>A. Dollery<br>A. Groves<br>J. Marshall   |
| Chairman                    | J.A. Groves   |
| Principal Address           | 343 Bedfont Lane<br>Feltham<br>Middlesex TW14 9SD   |
| Charity Registration Number | 208547  |
| Bankers                     | Barclays Bank plc<br>Feltham Branch<br>72/74 High Street<br>Feltham<br>Middlesex TW13 4DD |
| Accountants                 | Clarke & Co.<br>Acorn House<br>33 Churchfield Road<br>Acton<br>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.<br>Acorn House<br>33 Churchfield Road<br>Acton<br>London W3 6AY              |
| Bankers     | Barclays Bank plc<br>Feltham Branch<br>72/74 High Street<br>Feltham<br>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 | 2022<br>£ | 2021<br>£ | 2020<br>£ | 2019<br>£ | 2018<br>£ | 2017<br>£ |
|-----------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| 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 'J.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 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.

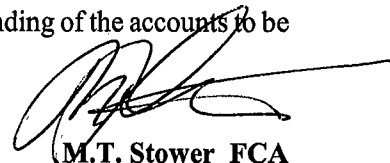
#### **Independent Examiner's Statement**

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**

|  | 2022    |                 | General Fund |   | 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>  |         | <u>£145,347</u> |              |   | <u>£42,906</u>  |
|  |         |                 |              |   |                 |
| <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>  |         | <u>£13,067</u>  |              |   | <u>£15,239</u>  |
|  |         |                 |              |   |                 |
| 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  |         | <u>£453,385</u> |              |   | <u>£321,105</u> |

# Feltham United Charities

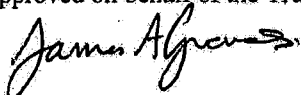
## Statement of Assets and Liabilities for the year ended 31st December 2022

|  | 2022<br>£         | Income Funds:<br>General Purpose<br>2021<br>£ |
|--|-------------------|---|
| <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>                             |

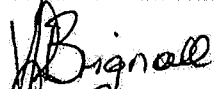
### Accounting Policies

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