Charity Registration Number: 200190

ASHTEAD UNITED CHARITY

STATEMENT OF ACCOUNTS

FOR THE YEAR ENDED

31 DECEMBER 2025

Xeinadin London Limited

Nightingale House
46-48 East Street
EPSOM Surrey
KT17 1HQ

ASHTEAD UNITED CHARITY

CHARITY INFORMATION FOR THE YEAR ENDED 31ST DECEMBER 2025

Registered Charity Number	200190
Constitution	The Charity is governed by the Constitution registered by the Charity Commission on 28 February 1986 as amended by a Scheme dated 16th April 1996, and further amended by Trustees resolution dated 12th October 2021
Charity Correspondent	Mr S Newman 28 Berry Meade Ashtead Surrey KT21 1SG
Bankers	National Westminster Bank Plc Leatherhead Branch 1 Bridge Street Leatherhead Surrey KT22 8BT
Independent Examiner	Hazel Day BSc (Hons) FCA DChA Chartered Accountant Xeinadin London Limited Nightingale House 46-48 East Street Epsom Surrey KT17 1HQ

ASHTEAD UNITED CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their report and the financial statements for the year ended 31 December 2025

OBJECTS OF THE CHARITY

Under a scheme ordered by the Charity Commissioners and sealed on 16 April 1996 the Charities formerly known as Ashtead United Charities are to be administered and managed together as the Ashtead United Charity.

The Trustees have had regard to the guidance on Public Benefit issued by the Charity Commissioners, and consider that the objects set out below demonstrate the public benefits afforded by the Charity's activities.

The income of the charity is to be applied to maintain the almshouses and to reduce the need, hardship or distress of persons in the area of the Parish of Ashtead. The almshouses belonging to the charity are to be appropriated and used for the accommodation of women and, in The Haven one married couple of limited means who are residents of the Parish of Ashtead.

TRUSTEES

Under the above scheme as amended by resolution of the Trustees on 12 October 2021 the body of trustees shall consist when complete of five competent persons being one ex-officio trustee (the Rector of Ashtead), and four co-optative trustees.

The trustees throughout the year and up to the date of this report were:

Ex - officio	Reverend Tom Darwent (appointed 29 April 2025)
Co-optative	Mrs E Close
	Mrs R Price (resigned 20 January 2026)
	Mrs C Ling (resigned 21 April 2026)
	Mr S Newman (appointed 4 February 2025)
	Ms J Sherring (appointed 21 April 2026)
	Ms A Yates (appointed 21 April 2026)

FINANCIAL POSITION

The income and expenditure of the charity for the year and the financial position at 31 December 2025 is shown in the attach accounts on pages 4 to 9.

It is the policy of the Trustees to accumulate and maintain sufficient reserves to enable the properties of the Charity to l repaired and upgraded to current standards both internally and externally in accordance with professional advice, bearing mind the age of the buildings.

The policy of the Trustees is to invest the bulk of their funds not held as land and buildings in managed charitable func particularly the M&G Charity Multi Asset Fund. Funds required for immediate and short term use, including the cyclic maintenance fund, are invested in cash deposits with the Charities Official Investment Fund.

ACTIVITIES DURING THE YEAR

The Almshouses have been fully occupied throughout the year, with no changes of resident. The fire alarm installations in Feilding House and Maple House have been modernised, and other maintenance has been carried out to ensure that the flats continue to offer a high standard of accommodation. The charity has achieved a surplus of income during the year, and appropriate amounts have been set aside in the designated reserves for cyclical maintenance and emergency repairs expenditure.

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025 (Cont'd)

RESPONSIBILITIES OF THE TRUSTEES

The trustees are required under the Charities Act 2011 to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year.

In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

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

The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

The trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and which enable them to ensure that the financial statements comply with applicable law and regulations. 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.

By order of the board of trustees



Mr. Scott Newman
TRUSTEE

ASHTEAD UNITED CHARITY

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF ASHTEAD UNITED CHARITY

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

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below) which gives me cause to believe that in, any material respect:
- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

H.M.Day 29/09/2026.

Hazel Day BSc (Hons) FCA DChA
Chartered Accountant
Xeinadin London Limited
Nightingale House
46/48 East Street
Epsom
Surrey
KT17 1HQ

ASHTEAD UNITED CHARITY

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	General Funds £	Designated Funds £	Endowment Funds £	Total 2025 £	Total 2024 £
Incoming Resources						
Contributions		103,612	-	-	103,612	98,253
Donations and legacies		5,150	-	-	5,150	5,750
Investment income		12,608	-	-	12,608	11,240
Other incoming resources		1,091	-	-	1,091	1,430
Total Incoming Resources		122,461	-	-	122,461	116,673
Resources Expended						
Expenditure on charitable activities:						
Property operating costs	2	56,548	11,144	-	67,692	73,240
Other expenditure:						
Grant		5,000	-	-	5,000	2,000
Professional fees		2,000	-	-	2,000	1,500
Accountancy fees		1,620	-	-	1,620	1,500
Total resources expended		65,168	11,144	-	76,312	78,240
Net income/expenditure		57,293	(11,144)	-	46,149	38,433
Transfer between funds		(20,482)	20,482	-	-	-
		36,811	9,338	-	46,149	38,433
Other recognised gains and losses						
Unrealised gains / (losses) on investment assets		(2,290)	52,286	(1,303)	48,693	28,866
Net movement in funds		34,521	61,624	(1,303)	94,842	67,299
Reconciliation of funds						
Total funds at 1 January 2025		318,921	311,358	120,782	751,061	683,762
Total funds at 31 December 2025		353,442	372,982	119,479	845,903	751,061

The notes on pages 6 to 9 form part of these financial statements.

ASHTEAD UNITED CHARITY

BALANCE SHEET AS AT 31 DECEMBER 2025

	Note	2025 £	2025 £	2024 £	2024 £
FIXED ASSETS					
Tangible Fixed Assets	3		81,685		81,685
Investments	4		686,999		590,106
			768,684		671,791
CURRENT ASSETS					
Debtors	5	2,909		2,001	
Short term deposits		69,012		63,012	
Cash at bank and in hand		9,715		19,410	
		81,636		84,423	
Liabilities: amounts falling due within one year	6	4,417		5,153	
			77,219		79,270
NET ASSETS			845,903		751,061
Funds					
General Fund	8		353,442		318,921
Designated Funds	8		372,982		311,358
Endowment Funds	8		119,479		120,782
			845,903		751,061

Approved by the trustees on 2nd July 2026

T.D.Darwent
Mr T Darwent) TRUSTEES

Mr S Newman

The notes on pages 6 to 9 form part of these financial statements.

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

1 ACCOUNTING POLICIES

a) BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements of the Charity , which is a public benefit entity under FRS102, have been prepared in accordance with the Charities SORP (FRS 102) , Accounting and Reporting by Charities : Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)

The accounts hae been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.

b) TANGIBLE FIXED ASSETS AND DEPRECIATION

In view of the fact that the buildings of the charity are maintained to a high standard and that the book value of the land and buildings is considered to be lower than the actual value of the land and buildings, no depreciation is provided.

c) CYCLICAL MAINTENANCE

Cyclical maintenance are those expenses of ordinary maintenance and repair which recur at infrequent intervals. An annual transfer is made to the reserve for cyclical maintenance at the minimum level recommended by The Almshouse Association, subject to the approval of the Charity Commissioners.

d) EXTRAORDINARY REPAIRS

Extraordinary repairs are those expenses of extraordinary repair, improvement and rebuilding. An annual transfer is made to the reserve for extraordinary repairs at the minimum level recommended by The Almshouse Association plus any additional provision considered necessary by the Trustees, based on professional advice.

e) INVESTMENTS

Investments are shown at their market value as at the balance sheet date.

f) RESERVES

Reserves held by the charitable society are either:

Permanent Endowment Funds - those assets which must be held permanently by the charity, principally housing and investments.

Designated Funds - these are funds set aside by the Trustees out of unrestricted general funds for specific future purposes or projects.

Unrestricted General Funds - these are funds which can be used in accordance with the charitable objects at the discretion of the Trustees

2 DIRECT CHARITABLE EXPENDITURE

	General Funds £	Designated Funds £	Endowment Funds £	Total 2025 £	Total 2024 £
PROPERTY EXPENSES					
Water charges	5,021		-	5,021	3,736
Current maintenance	16,299		-	16,299	15,777
Cyclical maintenance	-	11,144	-	11,144	19,597
	21,321	11,144	-	32,464	39,110
SERVICE COSTS					
Warden's allowance	7,272	-	-	7,272	6,727
Council Tax	-			-	272
Gas	18,080	-	-	18,080	17,274
Electricity	2,907	-	-	2,907	3,027
Telephone	832	-	-	832	817
Miscellaneous	940	-	-	940	846
	30,031	-	-	30,031	28,963
MANAGEMENT EXPENSES					
Warden's allowance	2,425	-	-	2,425	2,243
Insurance	2,353	-	-	2,353	2,405
Subscriptions	419	-	-	419	519
	5,197	-	-	5,197	5,167
	56,548	11,144	-	67,692	73,240

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

3 TANGIBLE FIXED ASSETS

	2025	2024
	Freehold	
	£	£
At bequest valuation or subsequent cost	177,371	177,371
Less: Housing Association grants received	(95,686)	(95,686)
Net Book Value	81,685	81,685

The freehold title to the properties Feilding House, Maples House and The Haven, is vested in the Official Custodian for Charities, for the purpose of the scheme administered by the trustees.

4 INVESTMENTS

	2025	2024
	£	£
Permanent endowments - Investments in M & G Charity Multi Asset Fund and Charity Official Investment Fund at market values 31 December 2025		
At 01.01.25	39,098	38,198
Revaluations	(1,303)	900
At 31.12.25	37,795	39,098

The above investments may be realised and the proceeds utilised only with the consent of the Official Custodian for Charities.

Investments in M & G Charity Multi Asset Fund , M&G Charifund and Charity Official Investment Fund at market values		
At 01.01.25	551,008	513,843
Purchased in the year	48,200	9,200
Revaluations	49,996	27,965
At 31.12.25	649,204	551,008
Market Value 31 December 2025	686,999	590,106
Historical Cost 31 December 2025	212,841	203,641

5 DEBTORS

	2025	2024
	£	£
Debtors	595	-
Prepayments	2,314	2,001
	2,909	2,001

6 LIABILITIES: amounts falling due within one year

	2025	2024
	£	£
Other creditors	536	536
Accruals	3,881	4,617
	4,417	5,153

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

7 PERMANENT ENDOWMENTS

The Charity		2025 £	2024 £
Property			
Lady Diana Feilding	Land with almshouses Feilding House and Maples House	66,831	66,831
Haven	Land with almshouse The Haven	14,854	14,854
		81,685	81,685
Investments			
Sarah Bond	968 M&G Charity Multi Asset Fund shares (value 31 December 1982 2025 £380 - 2024 £380)	1,001	899
Mary Howard	896 M&G Charity Multi Asset Fund shares (value 31 December 1982 2025 £259 - 2024 £259)	927	832
Reverend William Legge for Almshouse	460 M&G Charity Multi Asset Fund shares (value 31 December 1982 2025 £133 - 2024 £133)	476	427
Reverend William Legge for Poor Men	460 M&G Charity Multi Asset Fund shares (value 31 December 1982 2025 £133 - 2024 £133)	476	427
Lady Diana Feilding	1,057.43 COIF income shares (value 31 December 1982 2025 £2,052 - 2024 £2,052)	20,432	21,459
	444.3 COIF income shares (value 31 December 1982 2025 £862 - 2024 £862)	8,585	9,016
	996 M&G Charity Multi Asset Fund shares (value 31 December 1982 2025 £288 - 2024 £288)	1,030	925
Denton and Legge	252 COIF income shares (value 31 December 1982 2025 £489 - 2024 £489)	4,869	5,114
		37,795	39,098

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

8 FUNDS

	Endowment Funds		Designated Funds		General Income and Expenditure Account	Total
	Property £	Investments £	Cyclical Maintenance £	Extraordinary Repairs £	£	£
At beginning of year	81,685	39,097	-	311,358	318,921	751,061
Transfer between reserves - annual transfer per The Almshouse Association	-	-	15,260	9,338	(24,598)	-
Increase / (decrease) in value of investments	-	(1,303)	-	52,286	(2,290)	48,693
Transfer between funds	-	-	(4,116)	-	4,116	-
Transfer from income account	-	-	-	-	57,293	57,293
Re-decoration and cyclical maintenance	-	-	(11,144)	-	-	(11,144)
Carried forward 31 December 2025	81,685	37,794	-	372,982	353,442	845,903
	£119,479		£372,982		£353,442	845,903
Being						
Fixed Assets	81,685	-	-	-	-	81,685
Investments	-	37,795	-	348,924	300,281	686,999
Deposits	-	-	-	-	69,012	69,012
Cash at bank	-	-	-	-	9,715	9,715
Debtors	-	-	-	-	2,909	2,909
Current liabilities	-	-	-	-	(4,417)	(4,417)
Total Net Assets	81,685	37,795	-	348,924	377,500	845,903
	£119,479		£348,924		£377,500	845,903