Charity registration number 208547 (England and Wales)

FELTHAM UNITED CHARITIES

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

FELTHAM UNITED CHARITIES

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	A J Marshall A V Groves G Roberts-Hunt A Dollery J A Groves S Ghauri	
Charity registration	England and Wales	208547
Independent examiner	Clarke & Co Acorn House 33 Churchfield Road London W3 6AY	

FELTHAM UNITED CHARITIES

CONTENTS

	Page
Trustees report	1 - 2
Statement of Trustees responsibilities	3
Independent examiner's report	4
Statement of financial activities	5
Summary income and expenditure account	6
Balance sheet	7
Notes to the financial statements	8 - 14

FELTHAM UNITED CHARITIES

TRUSTEES REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their annual report and financial statements for the year ended 31 December 2025.

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 4 times in 2025.

In 2025 the charity added further properties to their portfolio, allowing them to house one 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. During the year 3 resident left us and were replaced with 3 new residents. The charity plans to steadily add two more of these types of properties to their portfolio within 2026. The charity remains in a healthy financial position, and we have funds for a number of further property purchases. The year also saw a refurbishment of a kitchen and hallway at one of our bungalow's which explains the higher then usual maintenance expenditure. 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 £459,588 (2024 - £482,275). The balance sheet shows that our net current assets increased. Income from donations, charitable activities and investment activities totalled £361,947, a decline of £185,246 over previous year. Expenditure totalled £96,359 an increase of £31,441 over 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 Roberts-Hunt
A Dollery
V J Brignall (Resigned 1 October 2026)
J A Groves
S Ghauri

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 2025

The Trustees report was approved by the Board of Trustees.



J A Groves
Trustees

20 October 2026

FELTHAM UNITED CHARITIES

STATEMENT OF TRUSTEES RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

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

I report to the Trustees on my examination of the financial statements of Feltham United Charities (the charity) for the year ended 31 December 2025.

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
20 October 2026

FELTHAM UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Income from:			
Donations and legacies	3	262,329	467,619
Charitable activities	4	86,998	68,028
Investments	5	12,620	11,881
Total income		361,947	547,528
Expenditure on:			
Charitable activities	6	96,359	65,253
Total expenditure		96,359	65,253
Net gains on investments	10	194,000	-
Net income and movement in funds		459,588	482,275
Reconciliation of funds:			
Fund balances at 1 January 2025		5,815,090	5,332,815
Fund balances at 31 December 2025		6,274,678	5,815,090

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 2025

	All income funds 2025 £	2024 £
Gross income	361,947	547,528
Gains on investments	194,000	-
Total income in the reporting period	555,947	547,528
Total expenditure from income funds	96,359	65,253
Net income for the year	459,588	482,275

FELTHAM UNITED CHARITIES

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 £	2025 £	2024 £	2024 £
Fixed assets					
Tangible assets	12		2,477,083		2,312,722
Investments			3,305,244		3,109,660
			5,782,327		5,422,382
Current assets					
Cash at bank and in hand		495,951		395,708	
Creditors: amounts falling due within one year	13	(3,600)		(3,000)	
Net current assets			492,351		392,708
Total assets less current liabilities			6,274,678		5,815,090
The funds of the charity					
Unrestricted funds	14		6,274,678		5,815,090
			6,274,678		5,815,090

The financial statements were approved by the Trustees on 20 October 2026

G Roberts-Hunt
Trustees

J A Groves
Trustees

FELTHAM UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

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1 Accounting policies

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.

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	2% Straight line

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.

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 2025 £	Unrestricted funds 2024 £
Donations and gifts	262,329	467,619

4 Income from charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Charitable rental income	86,998	68,028

5 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Interest receivable	12,620	11,881

6 Expenditure on charitable activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Direct costs		
Depreciation and impairment	51,516	47,198
Repairs and maintenance	40,551	14,471
	92,067	61,669
Share of support and governance costs (see note)		
Support	2,492	1,784
Governance	1,800	1,800
	96,359	65,253
Analysis by fund		
Unrestricted funds	96,359	65,253

7 Net movement in funds

	2025 £	2024 £
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	1,800	1,800
Depreciation of owned tangible fixed assets	51,516	47,198

8 Trustees

None of the Trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

9 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	-	-

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

10 Gains and losses on investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Gains/(losses) arising on:		
Revaluation of investments	194,000	-

11 Taxation

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

12 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2025	2,359,920
Additions	215,877
At 31 December 2025	2,575,797
Depreciation and impairment	
At 1 January 2025	47,198
Depreciation charged in the year	51,516
At 31 December 2025	98,714
Carrying amount	
At 31 December 2025	2,477,083
At 31 December 2024	2,312,722

12 Tangible fixed assets **(Continued)**

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 £2,477,083 (2024 - £2,312,722).

13 Creditors: amounts falling due within one year

	2025	2024
	£	£
Accruals and deferred income	3,600	3,000

14 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 2025	Incoming resources	Resources expended	Gains and losses	At 31 December 2025
	£	£	£	£	£
General funds	5,815,090	361,947	(96,359)	194,000	6,274,678

Previous year:	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
General funds	5,332,815	547,528	(65,253)	-	5,815,090

15 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 £262,329 (2024 - £467,619) to the charity.

16 Prior period adjustment

In the prior year, the charity changed the basis of its financial year end accounts to that outlined in the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practices". This is a more comprehensive and informative accounting framework. In the transition year investments were not restated correctly at market value as required by the SORP. A prior year adjustment has accordingly been made to address this inconsistency.

16 Prior period adjustment **(Continued)**

Changes to the balance sheet

	At 31 December 2024		
	As previously reported	Adjustment	As restated
	£	£	£
Fixed assets			
Tangible assets	2,359,920	(47,198)	2,312,722
Investments	9,660	3,100,000	3,109,660
Net assets	2,762,288	3,052,802	5,815,090
Capital funds			
Income funds			
Unrestricted funds	2,762,288	3,052,802	5,815,090
Total equity	2,762,288	3,052,802	5,815,090

Changes to the profit and loss account

	Period ended 31 December 2024		
	As previously reported	Adjustment	As restated
	£	£	£
Charitable activities	18,055	47,198	65,253
Net movement in funds	529,473	(47,198)	482,275