

HOSYER-FOXE CHARITY

England & Wales · Charity number 1020237

Details

Status Registered

Legal form Other

Registered 1993-04-27

Register [View on the Charity Commission register](#)

Contact

Address 2 Jockey Field
Ludlow
SY8 1PU

Phone 01584813255

Email cwilliams1@btinternet.com

Activities

Objects: 1.THE PROVISION AND MAINTENANCE OF ALMSHOUSES;2.SUBJECT TO PAYMENT OF THE EXPENSES AFORESAID THE TRUSTEES SHALL APPLY THE INCOME OF THE CHARITY IN THE FOLLOWING WAYS:A)FOR THE BENEFIT FOR THE RESIDENTS IN THE ALMSHOUSES OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME AND B) FOR RELIEF IN NEED IN ACCORDANCE WITH THE PROVISIONS HEREINAFTER CONTAINED.3.A)IN RELIEVING EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN THE PARISH OF LUDLOW WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS OR FACILITIES CALCULATED TO REDUCE THE NEED, HARDSHIP OR DISTRESS OF SUCH PERSONS.B)THE TRUSTEES MAY PAY FOR SUCH ITEMS, SERVICES OR FACILITIES BY WAY OF DONATIONS OR SUBSCRIPTION TO INSTITUTIONS OR ORGANISATIONS WHICH PROVIDE OR WHICH UNDERTAKE IN RETURN TO PROVIDE SUCH ITEMS, SERVICES OR FACILITIES FOR SUCH PERSONS.C)IN EXCEPTIONAL CASES THE TRUSTEES MAY GRANT RELIEF TO PERSONS OTHERWISE ELIGIBLE THERFOR WHO ARE RESIDENT IMMEDIATELY OUTSIDE THE SAID PARISH BUT IN THE OPINION OF THE TRUSTEES OUGHT NEVERTHELESS FOR SUFFICIENT REASON TO BE TREATED AS IF RESIDENT THEREIN OR ARE LOCATED FOR THE TIME BEING WITHIN THAT PARISH.

Activities: Almshouses for the elderly

Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** PARISH OF LUDLOW
- Shropshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£128,688	£137,116	-	-
2023-12-31	£127,546	£114,442	-	-
2022-12-31	£117,844	£132,322	-	-
2021-12-31	£116,935	£91,854	-	-
2020-12-31	£126,911	£99,929	-	-

Trustees

Name	Role	Appointed
ALISON CUNDALL	Chair	
Imogen Liddle		2014-07-01
Jean Jarvis MBE		
Juilet Diamond		2017-01-01
MARK PAINTER		
PETER WILLIAMS		2014-07-01
Rev John Beesley		2014-07-01
Samantha Hine		2025-10-22
Thomas O'Boyle		2024-07-01
Tim Gill		2014-07-01

HOSYER-FOX E CHARITY

England & Wales - Charity number 1020237

Accounts

THE HOSYER-FOX E CHARITY

FINANCIAL STATEMENTS

For the Year Ended 31 DECEMBER 2024

Statement of Trustee Responsibilities	Page 1
Report of the Auditor	Page 2
Income and Expenditure Account	Page 3
Balance Sheet	Page 4
Notes to the Financial Statements	Pages 5 to 8

G. Robinson (Accountants) Limited
Chartered Certified Accountants
Registered Auditors
14 Broad Street
Ludlow, Shropshire SY8 1NG

THE HOSYER-FOX E CHARITY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

Housing Association and Charity legislation require Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the surplus or deficit for that period.

In preparing the Financial Statements, suitable accounting policies have been adopted and consistently applied, to the best of the Trustee's knowledge and belief, by reference to reasonable and prudent judgements and estimates. Applicable accounting standard have been followed.

The Trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the Charity and for preventing and detecting fraud and other irregularities.

The Trustees are also required to indicate where the Financial Statements are prepared other than on the basis that the Charity is a going concern.

**REPORT OF THE AUDITORS TO THE TRUSTEES OF
HOSYER-FOX E CHARITY**

We have examined the financial statements on pages 3 to 8 which have been prepared under the accounting policies set out on page 5, and correctly established that an Accountant's Report is permitted.

Respective Responsibilities of Trustees and Auditors

As described on page 1, the Charity's Trustees are responsible for the preparation of the Financial Statements. It is our responsibility to form an independent opinion, based on our examination of these Statements and to report our opinion to you. It is also our responsibility to state the fact in our report, if we are of the opinion that the Charity has not maintained a satisfactory system of control over its transactions.

Basis of Opinion

We conducted our examination in accordance with general auditing standards. It includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the Financial Statements. It also includes an assessment of the significant estimates and judgements made by Trustees in the preparation of the Financial Statements, and of whether the accounting circumstances, consistently applied and adequately disclosed.

Opinion

On the basis of the accounting records, the accounts comply with the requirements of the Charities Act 1993. In our opinion, the Financial Statements give a true and fair view of the state of the Charity's affairs at 31 December 2024 and of its profit for the year then ended and have been properly prepared in accordance with the Trust Deed, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006.



G. Roberson (Accountants) Limited
Chartered Certified Accountants
14 Broad Street
Ludlow
Shropshire SY8 1NG

26 June 2025

HOSYER-FOX E CHARITY

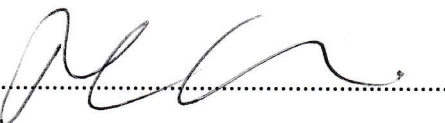
Income and Expenditure Account Year Ended 31 December 2024

	Notes	2024 £	2023 £
TURNOVER			
Income	13	118,884	112,395
Less: Operating Costs	14	131,153	108,302
Finance Costs	15	<u>5,963</u>	<u>6,142</u>
		(18,232)	(2,049)
Interest Receivable and Other Income	4	<u>9,804</u>	<u>15,151</u>
Surplus/(Deficit) before Taxation		(8,428)	13,102
Taxtion	5	<u>-</u>	<u>-</u>
SURPLUS/(DEFICIT) FOR THE YEAR	12	<u><u>(8,428)</u></u>	<u><u>13,102</u></u>

Hosyer-Foxe Charity has not acquired or discontinued any fund activities during the above two financial years.

The Charity has no recognised gains and losses other than those included in the above Income and Expenditure Account. Therefore no separate statement of total recognised gains and losses is included.

..... Trustee

..... Trustee

HOSYER-FOXE CHARITY

Balance Sheet

As at 31 December 2024

	Notes	2024 £	2023 £
FIXED ASSETS			
Housing Properties:			
Cost	8	881,909	881,909
Less : Housing Association Grant		(109,601)	(109,601)
Mortgage Account	15	(292,513)	(301,550)
Depreciation		(47,859)	(47,456)
		<u>431,936</u>	<u>423,302</u>
CURRENT ASSETS			
Debtors	7	6,394	10,884
Investments	9	120,507	120,327
Cash at Bank and in Hand		8,821	28,053
		<u>135,722</u>	<u>159,264</u>
CREDITORS			
Amounts falling due within one year	10	5,461	11,941
		<u>130,261</u>	<u>147,323</u>
Net Current Assets		<u>130,261</u>	<u>147,323</u>
Total Assets Less Current Liabilities		<u>562,197</u>	<u>570,625</u>
CAPITAL AND RESERVES			
Reserves			
Balance brought forward		570,625	557,523
Surplus/(Deficit) for the Year		(8,428)	13,102
		<u>562,197</u>	<u>570,625</u>
Total Capital and Reserves		<u>562,197</u>	<u>570,625</u>

These Financial Statements were approved by the Committee of Management on and signed on its behalf by the Trustees.

 Trustee

 Trustee

THE HOSYER-FOXES CHARITY

NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended 31 December 2024

1. PRINCIPLE ACCOUNTING POLICIES

The format of the account has been revised to comply with the Registered Housing Associations (Accounting Requirements) Order 1992 and the Statement of Recommended Practice Accounting by Registered Housing Associations. The effect of this has been to change certain of the Association's accounting policies. Comparative figures have been restated accordingly.

The Financial Statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important accounting policies is set out below.

(a) **Basis of Accounting**

The financial statements are prepared on the historical cost basis of accounting.

(b) **Turnover**

Turnover represents maintenance contributions receivable.

(c) **Housing Properties**

The Hosyer-Foxe Charity properties were constructed many years ago and there is no record of the original cost and no value is attributable thereto.

(d) **Extraordinary Repairs**

Costs of Extraordinary Repairs, unless representing improvements to the properties, are charged to the Revenue Account in the year in which they are incurred.

(e) **Value Added Tax**

The Hosyer-Foxe Charity is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

(f) **Apportionment of Management Expenses**

Finance and Administration costs are apportioned between Management and Service Costs on the basis that 50% of the Finance and Administration Costs are attributable to Service Costs and the balance to Management.

(g) **Cash Flow Statement**

Under Financial Reporting Standard No.1, the Trust is not required to produce a Cash Flow Statement.

HOSYER-FOXES CHARITY

Notes to Financial Statements For the Year Ended 31 December 2024

	2024	2023
	£	£
2 DIRECTOR'S EMOLUMENTS		
The Directors are defined as the Trustees and the Clerk to the Trustees.		
Emoluments	11,448	8,751
The number of Directors, including the highest paid Director, who received emoluments in the following ranges were :		
£5,000 to £10,000	1	1
The total expenses reimbursed to the Directors not chargeable to United Kingdom Tax	Nil	Nil
3 EMPLOYEE INFORMATION		
The average weekly number of persons (including the Clerk to the Trustees) employed during the year was :		
Office Staff	2	2
Wardens	1	1
Staff Costs	3,600	2,200
Salaries and National Insurance	20,346	30,740
	<u>23,946</u>	<u>32,940</u>
4 INTEREST RECEIVABLE AND OTHER INCOME		
Estate Donations	210	0
Deposit Interest	180	148
Investment Income	9,414	9,003
Hosyer-Foxe Management Contribution	0	6,000
	<u>9,804</u>	<u>15,151</u>
5 DEFICIT ON ON ORDINARY ACTIVITIES BEFORE TAXATION		
Surplus on Ordinary Activities before Taxation is stated after charging :		
Auditors' Remuneration (including VAT) in their capacity as Auditors	<u>3,200</u>	<u>3,055</u>
6 TAXATION		
The Hosyer-Foxe Charity is a registered Charity and is therefore, exempt from liability to taxation on its Income and Capital Gains.		

HOSYER-FOXES CHARITY

Notes to Financial Statements Continued For the Year Ended 31 December 2024

	2024	2023
7 DEBTORS	£	£
Prepayments and Accrued Income	<u>6,394</u>	<u>10,884</u>
8 FIXED ASSETS	Completed Housing Properties	Completed Housing Properties
Cost at 01 January 2024	222,041	222,041
Additions at Cost : Church Walk Development	659,868	659,868
Less: Depreciation	(47,859)	(47,456)
Mortgage : Hall Garth Trust	<u>(292,513)</u>	<u>(301,550)</u>
	<u>541,537</u>	<u>532,903</u>
Housing Association Grants at 01 January 2024	<u>109,601</u>	<u>109,601</u>
<p>The Hosyer-Foxe Charity properties were constructed many years ago. There is no record of the original cost and no value is attributable thereto.</p>		
9 CURRENT ASSETS		
INVESTMENTS		
<p>The Hosyer-Foxe Charity investments were acquired many years ago. There is no trace so far of the original cost before 01 January 1993 of the COIF Charity Funds Investments, and no value is attributable thereto.</p>		
Cost or Base Cost :		
At 01 January 2024	120,327	120,179
Additions during the Year	-	-
Withdrawals during the Year	-	-
Accumulated Income	180	148
	<u>120,507</u>	<u>120,327</u>
<p>The Investments comprise the Following:</p>		
140,844 NAACIF Income Shares	43,802	43,802
248.83 COIF Accumulation Shares	14,504	14,504
The Charities Deposit Fund	3,701	3,521
COIF Fixed Interest Fund	3,200	3,200
COIF Income Units	55,300	55,300
	<u>120,507</u>	<u>120,327</u>
Market Value at 31 December 2024	<u>307,307</u>	<u>301,552</u>
10 CREDITORS		
Amounts falling due within one Year		
Creditors and Accruals	<u>5,461</u>	<u>11,941</u>

HOSYER-FOX E CHARITY

England & Wales - Charity number 1020237

Accounts

VAT Reg No. 884 7038 87

**14 Broad Street
Ludlow
Shropshire SY8 1NG**

08 July 2024

Tel: 01584 872215
Fax : 01584 872215
e-mail: grdocrobinson@aol.com

Mr C E Williams
2 Jockeyfield
Ludlow
Shropshire SY8 1LP

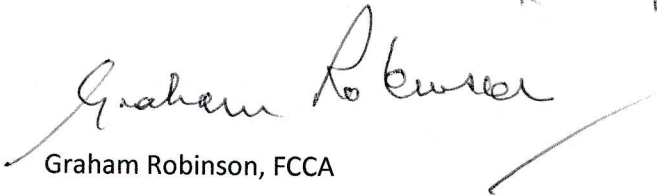
Dear Mr Williams

Hosyer Foxe Charity
Sir Job Charlton's Hospital Charity

Further to the completion of the 2023 Accounts for the two above charities for the year ended 31 December 2023, I am able to,notify you that there were no significant matters arising from the independent examination.

Kind regards

Yours sincerely



Graham Robinson, FCCA

THE HOSYER-FOX E CHARITY

FINANCIAL STATEMENTS

For the Year Ended 31 DECEMBER 2023

Statement of Trustee Responsibilities	Page 1
Report of the Auditor	Page 2
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Balance Sheet	Page 4
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We have examined the financial statements on pages 3 to 8 which have been prepared under the accounting policies set out on page 5, and correctly established that an Accountant's Report is permitted.

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As described on page 1, the Charity's Trustees are responsible for the preparation of the Financial Statements. It is our responsibility to form an independent opinion, based on our examination of these Statements and to report our opinion to you. It is also our responsibility to state the fact in our report, if we are of the opinion that the Charity has not maintained a satisfactory system of control over its transactions.

Basis of Opinion

We conducted our examination in accordance with general auditing standards. It includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the Financial Statements. It also includes an assessment of the significant estimates and judgements made by Trustees in the preparation of the Financial Statements, and of whether the accounting circumstances, consistently applied and adequately disclosed.

Opinion

On the basis of the accounting records, the accounts comply with the requirements of the Charities Act 1993. In our opinion, the Financial Statements give a true and fair view of the state of the Charity's affairs at 31 December 2023 and of its profit for the year then ended and have been properly prepared in accordance with the Trust Deed, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006.


G. Robison (Accountants) Limited
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14 Broad Street
Ludlow
Shropshire SY8 1NG

04 July 2024


HOSYER-FOX E CHARITY

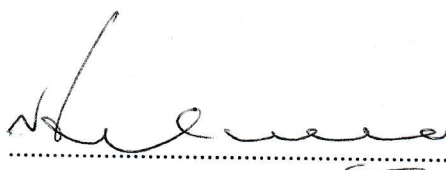
Income and Expenditure Account Year Ended 31 December 2023

	Notes	2023 £	2022 £
TURNOVER			
Income	13	112,395	105,221
Less: Operating Costs	14	108,302	126,005
Finance Costs	15	<u>6,142</u>	<u>6,317</u>
		(2,049)	(27,101)
Interest Receivable and Other Income	4	<u>15,151</u>	<u>12,613</u>
Surplus/(Deficit) before Taxation		13,102	(14,488)
Taxation	5	<u>-</u>	<u>-</u>
SURPLUS/(DEFICIT) FOR THE YEAR	12	<u><u>13,102</u></u>	<u><u>(14,488)</u></u>

Hosyer-Foxe Charity has not acquired or discontinued any fund activities during the above two financial years.

The Charity has no recognised gains and losses other than those included in the above Income and Expenditure Account. Therefore no separate statement of total recognised gains and losses is included.

 Trustee

 Trustee

HOSYER-FOXE CHARITY

Balance Sheet

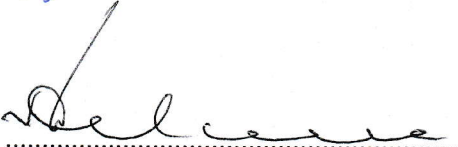
As at 31 December 2023

	Notes	2023 £	2022 £
FIXED ASSETS			
Housing Properties:			
Cost	8	881,909	881,909
Less : Housing Association Grant		(109,601)	(109,601)
Mortgage Account	15	(301,550)	(310,408)
Depreciation		<u>(47,456)</u>	<u>(46,982)</u>
		<u>423,302</u>	<u>414,918</u>
CURRENT ASSETS			
Debtors	7	10,884	10,490
Investments	9	120,327	120,179
Cash at Bank and in Hand		<u>28,053</u>	<u>17,785</u>
		159,264	148,454
CREDITORS			
Amounts falling due within one year	10	<u>11,941</u>	<u>5,849</u>
<u>Net Current Assets</u>		<u>147,323</u>	<u>142,605</u>
<u>Total Assets Less Current Liabilities</u>		<u><u>570,625</u></u>	<u><u>557,523</u></u>
CAPITAL AND RESERVES			
Reserves			
Balance brought forward		557,523	572,011
Surplus/(Deficit) for the Year		<u>13,102</u>	<u>(14,488)</u>
<u>Total Capital and Reserves</u>		<u><u>570,625</u></u>	<u><u>557,523</u></u>

These Financial Statements were approved by the Committee of Management on and signed on its behalf by the Trustees.

3rd July 2024

..... Trustee

..... Trustee

THE HOSYER-FOXES CHARITY

NOTES TO THE FINANCIAL STATEMENTS For the Year Ended 31 December 2023

1. PRINCIPLE ACCOUNTING POLICIES

The format of the account has been revised to comply with the Registered Housing Associations (Accounting Requirements) Order 1992 and the Statement of Recommended Practice Accounting by Registered Housing Associations. The effect of this has been to change certain of the Association's accounting policies. Comparative figures have been restated accordingly.

The Financial Statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important accounting policies is set out below.

- (a) **Basis of Accounting**
The financial statements are prepared on the historical cost basis of accounting.
- (b) **Turnover**
Turnover represents maintenance contributions receivable.
- (c) **Housing Properties**
The Hosyer-Foxe Charity properties were constructed many years ago and there is no record of the original cost and no value is attributable thereto.
- (d) **Extraordinary Repairs**
Costs of Extraordinary Repairs, unless representing improvements to the properties, are charged to the Revenue Account in the year in which they are incurred.
- (e) **Value Added Tax**
The Hosyer-Foxe Charity is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.
- (f) **Apportionment of Management Expenses**
Finance and Administration costs are apportioned between Management and Service Costs on the basis that 50% of the Finance and Administration Costs are attributable to Service Costs and the balance to Management.
- (g) **Cash Flow Statement**
Under Financial Reporting Standard No.1, the Trust is not required to produce a Cash Flow Statement.

HOSYER-FOXES CHARITY

Notes to Financial Statements

For the Year Ended 31 December 2023

	2023	2022
	£	£
2 DIRECTOR'S EMOLUMENTS		
The Directors are defined as the Trustees and the Clerk to the Trustees.		
Emoluments	8,751	7,978
The number of Directors, including the highest paid Director, who received emoluments in the following ranges were :		
£5,000 to £10,000	1	1
The total expenses reimbursed to the Directors not chargeable to United Kingdom Tax	Nil	Nil
3 EMPLOYEE INFORMATION		
The average weekly number of persons (including the Clerk to the Trustees) employed during the year was :		
Office Staff	2	2
Wardens	1	1
Staff Costs	2,200	2,400
Salaries and National Insurance	30,740	26,022
	<u>32,940</u>	<u>28,422</u>
4 INTEREST RECEIVABLE AND OTHER INCOME		
Deposit Interest	148	32
Investment Income	9,003	8,581
Hosyer-Foxe Management Contribution	6,000	4,000
	<u>15,151</u>	<u>12,613</u>
5 DEFICIT ON ON ORDINARY ACTIVITIES BEFORE TAXATION		
Surplus on Ordinary Activities before Taxation is stated after charging :		
Auditors' Remuneration (including VAT) in their capacity as Auditors	<u>3,055</u>	<u>2,906</u>
6 TAXATION		
The Hosyer-Foxe Charity is a registered Charity and is therefore, exempt from liability to taxation on it's Income and Capital Gains.		

HOSYER-FOX E CHARITY

Notes to Financial Statements Continued For the Year Ended 31 December 2023

	2023	2022
7 DEBTORS	£	£
Prepayments and Accrued Income	<u>10,884</u>	<u>10,490</u>
8 FIXED ASSETS	Completed Housing Properties	Completed Housing Properties
Cost at 01 January 2023	222,041	222,041
Additions at Cost : Church Walk Development	659,868	659,868
Less: Depreciation	(47,456)	(46,982)
Mortgage : Hall Garth Trust	<u>(301,550)</u>	<u>(310,408)</u>
	<u>532,903</u>	<u>524,519</u>
Housing Association Grants at 01 January 2023	<u>109,601</u>	<u>109,601</u>

The Hosyer-Foxe Charity properties were constructed many years ago.
There is no record of the original cost and no value is attributable thereto.

9 CURRENT ASSETS INVESTMENTS

The Hosyer-Foxe Charity investments were acquired many years ago.
There is no trace so far of the original cost before 01 January 1993
of the COIF Charity Funds Investments, and no value is attributable thereto.

Cost or Base Cost :

At 01 January 2023	120,179	120,147
Additions during the Year	-	-
Withdrawals during the Year	-	-
Accumulated Income	148	32
	<u>120,327</u>	<u>120,179</u>

The Investments comprise the Following:

140,844 NAACIF Income Shares	43,802	43,802
248.83 COIF Accumulation Shares	14,504	14,504
The Charities Deposit Fund	3,521	3,373
COIF Fixed Interest Fund	3,200	3,200
COIF Income Units	55,300	55,300
	<u>120,327</u>	<u>120,179</u>

Market Value at 31 December 2023	<u>301,552</u>	<u>280,584</u>
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10 CREDITORS

Amounts falling due within one Year
Creditors and Accruals

	<u>11,941</u>	<u>5,849</u>
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HOSYER-FOX E CHARITY

Notes to Financial Statements continued For the Year Ended 31 December 2023

	2023	2022
	£	£
11 CONTINGENT LIABILITIES		
At 31 December 2023 and 2022, there were no known contingent liabilities.		
12 PARTICULARS OF TURNOVER AND OPERATING SURPLUS BEFORE COSTS IN RESPECT OF HOUSING ACCOMMODATION		
Income from Lettings	112,395	105,221
Operating and Finance Costs	<u>114,444</u>	<u>132,322</u>
	(2,049)	(27,101)
Other Income:		
Interest and Similar Income	<u>6,148</u>	<u>4,032</u>
Surplus/(Deficit) before Taxation	4,099	(23,069)
Investment Income	<u>9,003</u>	<u>8,581</u>
Total Surplus/(Deficit) before Taxation for the period of Account	<u><u>13,102</u></u>	<u><u>(14,488)</u></u>
13 OPERATING COSTS FROM LETTINGS		
Housing Accommodation (23 Units)		
Services	30,711	27,780
Management	37,525	32,627
Maintenance	39,592	65,040
Depreciation	474	558
	<u>108,302</u>	<u>126,005</u>
14 MORTGAGE ACCOUNT		
Hall Garth Charitable Settlement brought forward	310,408	319,091
Add : Interest	6,142	6,317
Less: Repayment	<u>(15,000)</u>	<u>(15,000)</u>
Balance Outstanding	<u><u>301,550</u></u>	<u><u>310,408</u></u>

HOSYER-FOXER CHARITY

England & Wales - Charity number 1020237

Accounts

THE HOSYER-FOX E CHARITY

FINANCIAL STATEMENTS

For the Year Ended 31 DECEMBER 2022

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STATEMENT OF TRUSTEES' RESPONSIBILITIES

Housing Association and Charity legislation require Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the surplus or deficit for that period.

In preparing the Financial Statements, suitable accounting policies have been adopted and consistently applied, to the best of the Trustee's knowledge and belief, by reference to reasonable and prudent judgements and estimates. Applicable accounting standard have been followed.

The Trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the Charity and for preventing and detecting fraud and other irregularities.

The Trustees are also required to indicate where the Financial Statements are prepared other than on the basis that the Charity is a going concern.

**REPORT OF THE AUDITORS TO THE TRUSTEES OF
HOSYER-FOX E CHARITY**

We have examined the financial statements on pages 3 to 8 which have been prepared under the accounting policies set out on page 5, and correctly established that an Accountant's Report is permitted.

Respective Responsibilities of Trustees and Auditors

As described on page 1, the Charity's Trustees are responsible for the preparation of the Financial Statements. It is our responsibility to form an independent opinion, based on our examination of these Statements and to report our opinion to you. It is also our responsibility to state the fact in our report, if we are of the opinion that the Charity has not maintained a satisfactory system of control over its transactions.

Basis of Opinion

We conducted our examination in accordance with general auditing standards. It includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the Financial Statements. It also includes an assessment of the significant estimates and judgements made by Trustees in the preparation of the Financial Statements, and of whether the accounting circumstances, consistently applied and adequately disclosed.

Opinion

On the basis of the accounting records, the accounts comply with the requirements of the Charities Act 1993. In our opinion, the Financial Statements give a true and fair view of the state of the Charity's affairs at 31 December 2022 and of its profit for the year then ended and have been properly prepared in accordance with the Trust Deed, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006

G. Robinson (Accountants) Limited
Chartered Certified Accountants
14 Broad Street
Ludlow
Shropshire SY8 1NG

07 July 2023

HOSYER-FOX E CHARITY

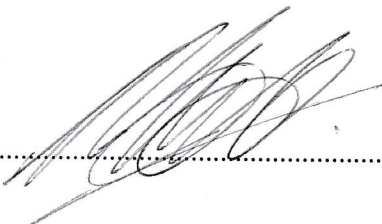
Income and Expenditure Account Year Ended 31 December 2022

	Notes	2022 £	2021 £
TURNOVER			
Income	13	105,221	106,717
Less: Operating Costs	14	126,005	85,365
Finance Costs	15	<u>6,317</u>	<u>6,489</u>
		(27,101)	14,863
Interest Receivable and Other Income	4	<u>12,613</u>	<u>10,218</u>
Surplus/(Deficit) before Taxation		(14,488)	25,081
Taxtion	5	<u>-</u>	<u>-</u>
SURPLUS/(DEFICIT) FOR THE YEAR	12	<u><u>(14,488)</u></u>	<u><u>25,081</u></u>

Hosyer-Foxe Charity has not acquired or discontinued any fund activities during the above two financial years.

The Charity has no recognised gains and losses other than those included in the above Income and Expenditure Account. Therefore no separate statement of total recognised gains and losses is included.

.....  Trustee

.....  Trustee

HOSYER-FOX E CHARITY

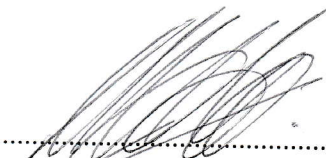
Balance Sheet As at 31 December 2022

	Notes	2022 £	2021 £
FIXED ASSETS			
Housing Properties:			
Cost	8	881,909	881,909
Less : Housing Association Grant		(109,601)	(109,601)
Mortgage Account	15	(310,408)	(319,091)
Depreciation		(46,982)	(46,424)
		<u>414,918</u>	<u>406,793</u>
CURRENT ASSETS			
Debtors	7	10,490	9,833
Investments	9	120,179	120,147
Cash at Bank and in Hand		17,785	40,090
		<u>148,454</u>	<u>170,070</u>
CREDITORS			
Amounts falling due within one year	10	5,849	4,852
		<u>142,605</u>	<u>165,218</u>
<u>Net Current Assets</u>			
		<u>142,605</u>	<u>165,218</u>
<u>Total Assets Less Current Liabilities</u>		<u>557,523</u>	<u>572,011</u>
CAPITAL AND RESERVES			
Reserves			
Balance brought forward		572,011	546,930
Surplus/(Deficit) for the Year		(14,488)	25,081
		<u>557,523</u>	<u>572,011</u>
<u>Total Capital and Reserves</u>		<u>557,523</u>	<u>572,011</u>

These Financial Statements were approved by the Committee of Management on and signed on its behalf by the Trustees.

July 19th 2023

..... *Alex R. Cundick* Trustee

.....  Trustee

THE HOSYER-FOXES CHARITY

NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended 31 December 2022

1. PRINCIPLE ACCOUNTING POLICIES

The format of the account has been revised to comply with the Registered Housing Associations (Accounting Requirements) Order 1992 and the Statement of Recommended Practice Accounting by Registered Housing Associations. The effect of this has been to change certain of the Association's accounting policies. Comparative figures have been restated accordingly.

The Financial Statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important accounting policies is set out below.

(a) **Basis of Accounting**

The financial statements are prepared on the historical cost basis of accounting.

(b) **Turnover**

Turnover represents maintenance contributions receivable.

(c) **Housing Properties**

The Hosyer-Foxe Charity properties were constructed many years ago and there is no record of the original cost and no value is attributable thereto.

(d) **Extraordinary Repairs**

Costs of Extraordinary Repairs, unless representing improvements to the properties, are charged to the Revenue Account in the year in which they are incurred.

(e) **Value Added Tax**

The Hosyer-Foxe Charity is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

(f) **Apportionment of Management Expenses**

Finance and Administration costs are apportioned between Management and Service Costs on the basis that 50% of the Finance and Administration Costs are attributable to Service Costs and the balance to Management.

(g) **Cash Flow Statement**

Under Financial Reporting Standard No.1, the Trust is not required to produce a Cash Flow Statement.

HOSYER-FOXE CHARITY

Notes to Financial Statements For the Year Ended 31 December 2022

	2022	2021
	£	£
2 DIRECTOR'S EMOLUMENTS		
The Directors are defined as the Trustees and the Clerk to the Trustees.		
Emoluments	7,978	8,720
The number of Directors, including the highest paid Director, who received emoluments in the following ranges were :		
£5,000 to £10,000	1	1
The total expenses reimbursed to the Directors not chargeable to United Kingdom Tax	Nil	Nil
3 EMPLOYEE INFORMATION		
The average weekly number of persons (including the Clerk to the Trustees) employed during the year was :		
Office Staff	2	2
Wardens	1	1
Staff Costs	2,400	2,400
Salaries and National Insurance	26,022	23,683
	<u>28,422</u>	<u>26,083</u>
4 INTEREST RECEIVABLE AND OTHER INCOME		
South Shropshire Council Grant	0	0
Bank Deposit Interest	32	1
Investment Income	8,581	8,217
Hosyer-Foxe Management Contribution	4,000	2,000
	<u>12,613</u>	<u>10,218</u>
5 DEFICIT ON ON ORDINARY ACTIVITIES BEFORE TAXATION		
Surplus on Ordinary Activities before Taxation is stated after charging :		
Auditors' Remuneration (including VAT) in their capacity as Auditors	2,906	2,880
	<u>2,906</u>	<u>2,880</u>
6 TAXATION		
The Hosyer-Foxe Charity is a registered Charity and is therefore, exempt from liability to taxation on it's Income and Capital Gains.		

HOSYER-FOXES CHARITY

Notes to Financial Statements Continued For the Year Ended 31 December 2022

	2022	2021
7 DEBTORS	£	£
Prepayments and Accrued Income	<u>10,490</u>	<u>9,833</u>
8 FIXED ASSETS	Completed Housing Properties	Completed Housing Properties
Cost at 01 January 2022	222,041	222,041
Additions at Cost : Church Walk Development	659,868	659,868
Less: Depreciation	(46,982)	(46,424)
Mortgage : Hall Garth Trust	<u>(310,408)</u>	<u>(319,091)</u>
	<u>524,519</u>	<u>516,394</u>
Housing Association Grants at 01 January 2022	<u>109,601</u>	<u>109,601</u>
<p>The Hosyer-Foxe Charity properties were constructed many years ago. There is no record of the original cost and no value is attributable thereto.</p>		
9 CURRENT ASSETS		
INVESTMENTS		
<p>The Hosyer-Foxe Charity investments were acquired many years ago. There is no trace so far of the original cost before 01 January 1993 of the COIF Charity Funds Investments, and no value is attributable thereto.</p>		
Cost or Base Cost :		
At 01 January 2022	120,147	120,146
Additions during the Year	-	-
Withdrawals during the Year	-	-
Accumulated Income	<u>32</u>	<u>1</u>
	<u>120,179</u>	<u>120,147</u>
<p>The Investments comprise the Following:</p>		
140,844 NAACIF Income Shares	43,802	43,802
248.83 COIF Accumulation Shares	14,504	14,504
The Charities Deposit Fund	3,373	3,341
COIF Fixed Interest Fund	3,200	3,200
COIF Income Units	<u>55,300</u>	<u>55,300</u>
	<u>120,179</u>	<u>120,147</u>
Market Value at 31 December 2022	<u>280,584</u>	<u>304,112</u>
10 CREDITORS		
Amounts falling due within one Year		
Creditors and Accruals	<u>5,849</u>	<u>4,852</u>

HOSYER-FOX E CHARITY

Notes to Financial Statements continued For the Year Ended 31 December 2022

	2022	2021
	£	£
11 CONTINGENT LIABILITIES		
At 31 December 2022 and 2021, there were no known contingent liabilities.		
12 PARTICULARS OF TURNOVER AND OPERATING SURPLUS BEFORE COSTS IN RESPECT OF HOUSING ACCOMMODATION		
Income from Lettings	105,221	106,717
Operating and Finance Costs	<u>132,322</u>	<u>91,854</u>
	(27,101)	14,863
Other Income:		
Interest and Similar Income	<u>4,032</u>	<u>2,001</u>
Surplus/(Deficit) before Taxation	(23,069)	16,864
Investment Income	<u>8,581</u>	<u>8,217</u>
Total Surplus/(Deficit) before Taxation for the period of Account	<u><u>(14,488)</u></u>	<u><u>25,081</u></u>
13 OPERATING COSTS FROM LETTINGS		
Housing Accommodation (23 Units)		
Services	27,780	27,996
Management	32,627	32,149
Maintenance	65,040	24,563
Depreciation	558	657
	<u>126,005</u>	<u>85,365</u>
14 MORTGAGE ACCOUNT		
Hall Garth Charitable Settlement brought forward	319,091	327,602
Add : Interest	6,317	6,489
Less: Repayment	<u>(15,000)</u>	<u>(15,000)</u>
Balance Outstanding	<u><u>310,408</u></u>	<u><u>319,091</u></u>

HOSYER-FOXE CHARITY

England & Wales - Charity number 1020237

Accounts

THE HOSYER-FOX E CHARITY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

THE HOSYER-FOX E CHARITY

FINANCIAL STATEMENTS

For the Year Ended 31 DECEMBER 2021

Statement of Trustee Responsibilities	Page 1
Report of the Auditor	Page 2
Income and Expenditure Account	Page 3
Balance Sheet	Page 4
Notes to the Financial Statements	Pages 5 to 8

G. Robinson (Accountants) Limited
Chartered Certified Accountants
Registered Auditors
14 Broad Street
Ludlow, Shropshire SY8 1NG

THE HOSYER-FOX E CHARITY

STATEMENT OF TRUSTEES' RESPONSIBILITIES

Housing Association and Charity legislation require Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity as at the end of the financial year and of the surplus or deficit for that period.

In preparing the Financial Statements, suitable accounting policies have been adopted and consistently applied, to the best of the Trustee's knowledge and belief, by reference to reasonable and prudent judgements and estimates. Applicable accounting standard have been followed.

The Trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the Charity and for preventing and detecting fraud and other irregularities.

The Trustees are also required to indicate where the Financial Statements are prepared other than on the basis that the Charity is a going concern.

**REPORT OF THE AUDITORS TO THE TRUSTEES OF
HOSYER-FOXE CHARITY**

We have examined the financial statements on pages 3 to 8 which have been prepared under the accounting policies set out on page 5, and correctly established that an Accountant's Report is permitted.

Respective Responsibilities of Trustees and Auditors

As described on page 1, the Charity's Trustees are responsible for the preparation of the Financial Statements. It is our responsibility to form an independent opinion, based on our examination of these Statements and to report our opinion to you. It is also our responsibility to state the fact in our report, if we are of the opinion that the Charity has not maintained a satisfactory system of control over its transactions.

Basis of Opinion

We conducted our examination in accordance with general auditing standards. It includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the Financial Statements. It also includes an assessment of the significant estimates and judgements made by Trustees in the preparation of the Financial Statements, and of whether the accounting circumstances, consistently applied and adequately disclosed.

Opinion

On the basis of the accounting records, the accounts comply with the requirements of the Charities Act 1993. In our opinion, the Financial Statements give a true and fair view of the state of the Charity's affairs at 31 December 2021 and of its profit for the year then ended and have been properly prepared in accordance with the Trust Deed, the Housing and Regeneration Act 2008 and the Accounting Requirements for Registered Social Landlords General Determination 2006



G. Robinson (Accountants) Limited
Chartered Certified Accountants
14 Broad Street
Ludlow
Shropshire SY8 1NG

20 June 2022

HOSYER-FOX E CHARITY

Income and Expenditure Account Year Ended 31 December 2021

	Notes	2021 £	2020 £
TURNOVER			
Income	13	106,717	108,457
Less: Operating Costs	14	85,365	93,272
Finance Costs	15	<u>6,489</u>	<u>6,657</u>
		14,863	8,528
Interest Receivable and Other Income	4	<u>10,218</u>	<u>18,454</u>
Surplus/(Deficit) before Taxation		25,081	26,982
Taxation	5	<u>-</u>	<u>-</u>
SURPLUS/(DEFICIT) FOR THE YEAR	12	<u><u>25,081</u></u>	<u><u>26,982</u></u>

..... *Aissa E. Lindell* Trustee

..... *E. V. Parry* Trustee

HOSYER-FOXE CHARITY

Balance Sheet As at 31 December 2021

	Notes	2021 £	2020 £
FIXED ASSETS			
Housing Properties:			
Cost	8	881,909	881,909
Less : Housing Association Grant		(109,601)	(109,601)
Mortgage Account	15	(319,091)	(327,602)
Depreciation		(46,424)	(45,767)
		<u>406,793</u>	<u>398,939</u>
CURRENT ASSETS			
Debtors	7	9,833	8,829
Investments	9	120,147	120,146
Cash at Bank and in Hand		40,090	25,001
		<u>170,070</u>	<u>153,976</u>
CREDITORS			
Amounts falling due within one year	10	4,852	5,985
		<u>4,852</u>	<u>5,985</u>
<u>Net Current Assets</u>		<u>165,218</u>	<u>147,991</u>
<u>Total Assets Less Current Liabilities</u>		<u>572,011</u>	<u>546,930</u>
CAPITAL AND RESERVES			
Reserves			
Balance brought forward		546,930	519,948
Surplus/(Deficit) for the Year		25,081	26,982
		<u>572,011</u>	<u>546,930</u>
<u>Total Capital and Reserves</u>		<u>572,011</u>	<u>546,930</u>

These Financial Statements were approved by the Committee of Management on and signed on its behalf by the Trustees.

June 22nd 2022

Alice Lundell..... Trustee

E V Parry..... Trustee

THE HOSYER-FOXO CHARITY

NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended 31 December 2021

1. PRINCIPLE ACCOUNTING POLICIES

The format of the account has been revised to comply with the Registered Housing Associations (Accounting Requirements) Order 1992 and the Statement of Recommended Practice Accounting by Registered Housing Associations. The effect of this has been to change certain of the Association's accounting policies. Comparative figures have been restated accordingly.

The Financial Statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important accounting policies is set out below.

(a) **Basis of Accounting**

The financial statements are prepared on the historical cost basis of accounting.

(b) **Turnover**

Turnover represents maintenance contributions receivable.

(c) **Housing Properties**

The Hosyer-Foxe Charity properties were constructed many years ago and there is no record of the original cost and no value is attributable thereto.

(d) **Extraordinary Repairs**

Costs of Extraordinary Repairs, unless representing improvements to the properties, are charged to the Revenue Account in the year in which they are incurred.

(e) **Value Added Tax**

The Hosyer-Foxe Charity is not registered for Value Added Tax. In these Financial Statements, where applicable, expenditure is shown inclusive of VAT.

(f) **Apportionment of Management Expenses**

Finance and Administration costs are apportioned between Management and Service Costs on the basis that 50% of the Finance and Administration Costs are attributable to Service Costs and the balance to Management.

(g) **Cash Flow Statement**

Under Financial Reporting Standard No.1, the Trust is not required to produce a Cash Flow Statement.

HOSYER-FOXES CHARITY

Notes to Financial Statements For the Year Ended 31 December 2021

	2021	2020
	£	£
2 DIRECTOR'S EMOLUMENTS		
The Directors are defined as the Trustees and the Clerk to the Trustees.		
Emoluments	8,720	9,177
The number of Directors, including the highest paid Director, who received emoluments in the following ranges were :		
£5,000 to £10,000	1	1
The total expenses reimbursed to the Directors not chargeable to United Kingdom Tax	Nil	Nil
3 EMPLOYEE INFORMATION		
The average weekly number of persons (including the Clerk to the Trustees) employed during the year was :		
Office Staff	2	2
Wardens	1	1
Staff Costs	2,400	2,600
Salaries and National Insurance	23,683	13,864
	<u>26,083</u>	<u>16,464</u>
4 INTEREST RECEIVABLE AND OTHER INCOME		
South Shropshire Council Grant	0	10,000
Bank Deposit Interest	1	9
Investment Income	8,217	8,445
Hosyer-Foxe Management Contribution	2,000	0
	<u>10,218</u>	<u>18,454</u>
5 DEFICIT ON ON ORDINARY ACTIVITIES BEFORE TAXATION		
Surplus on Ordinary Activities before Taxation is stated after charging :		
Auditors' Remuneration (including VAT) in their capacity as Auditors	2,880	2,700
6 TAXATION		
The Hosyer-Foxe Charity is a registered Charity and is therefore, exempt from liability to taxation on it's Income and Capital Gains.		

HOSYER-FOX E CHARITY

Notes to Financial Statements Continued For the Year Ended 31 December 2021

	2021	2020
7 DEBTORS	£	£
Prepayments and Accrued Income	<u>9,833</u>	<u>8,829</u>
8 FIXED ASSETS	Completed Housing Properties	Completed Housing Properties
Cost at 01 January 2021	222,041	222,041
Additions at Cost : Church Walk Development	659,868	659,868
Less: Depreciation	(46,424)	(45,767)
Mortgage : Hall Garth Trust	<u>(319,091)</u>	<u>(327,602)</u>
	<u>516,394</u>	<u>508,540</u>
Housing Association Grants at 01 January 2021	<u>109,601</u>	<u>109,601</u>
<p>The Hosyer-Foxe Charity properties were constructed many years ago. There is no record of the original cost and no value is attributable thereto.</p>		
9 CURRENT ASSETS		
INVESTMENTS		
<p>The Hosyer-Foxe Charity investments were acquired many years ago. There is no trace so far of the original cost before 01 January 1993 of the COIF Charity Funds Investments, and no value is attributable thereto.</p>		
Cost or Base Cost :		
At 01 January 2021	120,146	120,138
Additions during the Year	-	-
Withdrawals during the Year	-	-
Accumulated Income	<u>1</u>	<u>8</u>
	<u>120,147</u>	<u>120,146</u>
<p>The Investments comprise the Following:</p>		
140,844 NAACIF Income Shares	43,802	43,802
248.83 COIF Accumulation Shares	14,504	14,504
The Charities Deposit Fund	3,341	3,340
COIF Fixed Interest Fund	3,200	3,200
COIF Income Units	<u>55,300</u>	<u>55,300</u>
	<u>120,147</u>	<u>120,146</u>
Market Value at 31 December 2021	<u>304,112</u>	<u>271,380</u>
10 CREDITORS		
Amounts falling due within one Year		
Creditors and Accruals	<u>4,852</u>	<u>5,985</u>

HOSYER-FOXE CHARITY

Notes to Financial Statements continued For the Year Ended 31 December 2021

	2021	2020
	£	£
11 CONTINGENT LIABILITIES		
At 31 December 2021 and 2020, there were no known contingent liabilities.		
12 PARTICULARS OF TURNOVER AND OPERATING SURPLUS BEFORE COSTS IN RESPECT OF HOUSING ACCOMMODATION		
Income from Lettings	106,717	108,457
Operating and Finance Costs	<u>91,854</u>	<u>99,929</u>
	14,863	8,528
Other Income:		
Interest and Similar Income	<u>2,001</u>	<u>10,009</u>
Surplus/(Deficit) before Taxation	16,864	18,537
Investment Income	<u>8,217</u>	<u>8,445</u>
Total Surplus/(Deficit) before Taxation for the period of Account	<u><u>25,081</u></u>	<u><u>26,982</u></u>
13 OPERATING COSTS FROM LETTINGS		
Housing Accommodation (23 Units)		
Services	27,996	30,300
Management	32,149	26,398
Maintenance	24,563	33,771
Depreciation	657	773
Bad Debts Written Off	<u>0</u>	<u>2,030</u>
	<u><u>85,365</u></u>	<u><u>93,272</u></u>
14 MORTGAGE ACCOUNT		
Hall Garth Charitable Settlement brought forward	327,602	335,945
Add : Interest	6,489	6,657
Less: Repayment	<u>(15,000)</u>	<u>(15,000)</u>
Balance Outstanding	<u><u>319,091</u></u>	<u><u>327,602</u></u>

HOSYER-FOX E CHARITY

England & Wales - Charity number 1020237

Accounts

VAT Reg No. 884 7038 87

**14 Broad Street
Ludlow
Shropshire SY8 1NG**

01 September 2021

Tel: 01584 872215
Fax : 01584 872215

Mr C E Williams
2 Jockeyfield
Ludlow
Shropshire SY8 1LP


Dear Mr Williams

Hosyer Foxe Charity
Sir Job Charlton's Hospital Charity

Further to the completion of the 2020 Accounts for the two above charities for the year ended 31 December 2020, I am able to,notify you that there were no significant matters arising from the independent examination.

Kind regards

Yours sincerely


Graham Robinson, FCCA