

INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

England & Wales · Charity number 1058275

Details

Other names TANDRIDGE PHAB HOUSING ACTION GROUP, IHOT

Status Registered

Legal form Other

Registered 1996-09-26

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

Contact

Address Diana Francis House
Alexander Crescent
Caterham
Surrey
CR3 5ZG

Phone 01883337218

Email ihotdfh@yahoo.co.uk

Website www.ihot.org.uk

Activities

Objects: TO PROVIDE AFFORDABLE HOUSING, WHICH COULD RELIEVE POVERTY, HOMELESSNESS, UNSATISFACTORY HOUSING CONDITIONS OF PEOPLE WITH A PHYSICALLY SENSORY IMPAIRMENT OR LEARNING DISABILITY.

Activities: We provide housing opportunities for disabled people between the ages of 18 and 55, for up to 2 years to enable them to experience independent living and learn the essential skills to enable them to choose their housing options for the future.

Classification

- **How:** Provides Advocacy/advice/information
- **What:** Education/training, Disability, Accommodation/housing
- **Who:** People With Disabilities

Geography

- Croydon
- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£118,503	£99,035	-	-
2024-03-31	£118,613	£109,378	-	-
2023-03-31	£96,450	£92,214	-	-
2022-03-31	£87,493	£77,204	-	-
2021-03-31	£88,376	£78,001	-	-

Trustees

Name	Role	Appointed
ANDREW BERTRAM DAVIES	Chair	2016-09-27
Ian Brown		2023-12-12
Lisbeth Shirley Wood		2023-12-12

INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

England & Wales - Charity number 1058275

Accounts

Trustees' Annual Report for the period

	Period start date	Period end date	
From	01 April 2024	31 March 2025	To

Section A Reference and administration details

Charity name	Independent Housing Opportunities (Tandridge)
Other names charity is known by	
Registered charity number (if any)	1058275
Charity's principal address	Diana Francis House Alexander Crescent Caterham Postcode CR3 5ZG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Andrew Davies	Interim Chair Treasurer		
2	Pete Atkins	Vice Chair		
3	Michael Anderson			
4	Ian Brown			
5	Beth Wood			
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

--	--

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

--

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document <i>(eg. trust deed, constitution)</i>	Constitution
How the charity is constituted <i>(eg. trust, association, company)</i>	Trust
Trustee selection methods <i>(eg. appointed by, elected by)</i>	Elected at Annual General Meeting

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

--	--

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

To provide affordable housing which could relieve poverty, homelessness or unsatisfactory housing conditions of people with a physical or sensory impairment or mild learning disability
--

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

As managing agents for a Registered Social Landlord (RSL), IHOT provides affordable rented accommodation at Diana Francis House (DFH) for people with physical and/or learning disabilities combined with training and help in assisting them to live independently.

At any one time there are up to five residents aged between 18 and 55 (at time of moving in). The average stay was originally intended to be 12 to 24 months. But the acute shortage of suitable 'supported' housing available through our social housing partners means the length of stay can be considerably longer.

The facility has proved over the last two decades to be of significant public benefit as former residents have mostly moved on to suitable permanent homes appropriate for their needs. IHOT no longer provides support to residents during the transition to their new homes as our local authority partners have stopped funding this activity.

The Trustees have regard to the guidance issued by the Charity Commission on the matter of public benefit.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

During the year IHOT continued in its role in providing supported housing accommodation and assistance to the residents at DFH.

The Trustees style their meetings as Board meetings and refer to themselves as Board members, when dealing with outside organisations. This better reflects the strategic role of the (now) Board.

We have to record the sad death of one of the original Trustees, Michael Anderson. It is difficult to adequately set out the immense dedication and service Michael gave to IHOT over more than two decades.

Michael's untimely death just before the year end resulted in several payments due to be made by 31 March 2025 could not be processed. These were paid in April 2025. So, the accounts to 31 March 2025 show an artificially positive position (a surplus of £19,468) – and the current year (to 31 March 2026) will probably show an artificially poorer position than is actually the case. The 'normal' financial position of IHOT remains stable.

The excellent work of our two part-time Supported Housing Officers helped our residents. The Board want to formally record their appreciation for their efforts during the year.

A new (part-time) Supported Housing Manager has been appointed from 1 July 2024. IHOT has seen significant improvements in how its services are delivered and managed since that time, making the service more sustainable. One immediate benefit is that resident meetings (with staff) have started again – meaning residents are better able to give constructive feedback about DFH and the services IHOT provides.

In recent years, our RSL landlord has increased the costs to IHOT, including charging for use of the (small) office at DFH. The Board have made the difficult decision that these costs must be passed on to the residents, making it more difficult to get funding of total costs through Housing Benefit.

It has, again, not been possible for all trustees to attend Board meetings in person during the year. We have taken the pragmatic decision to use video conferencing to ensure the full information is shared with, and decisions made by, all Board members.

We formally declare that during the financial year there have been no serious incidents that required reporting to the Charity Commission.

Due to the difficulty in holding Board meetings and the need to recruit new trustees it has (again) not been possible to transfer the assets and liabilities of IHOT to the separate CIO (1188326), with the subsequent closure of the existing IHOT. We will progress this as soon as practicable.

The capacity of Board members to actively oversee IHOT's activities in the last year has again been limited. This has meant the roles of Treasurer and Chairman – on an interim basis – have continued to be carried out by one person. The Board recognises this is not desirable or sustainable.

Post End of Year Note:

Another of our Trustees, Pete Atkins, has sadly died this year. But we have recruited another Trustee to replace Pete. Recruitment of more Trustees is a key issue for the Board.

Section E**Financial review****Brief statement of the charity's policy on reserves**

There is a policy to provide for future liabilities and contingencies and for the replacement of furniture and equipment as necessary.

Details of any funds materially in deficit**Further financial review details (Optional information)**

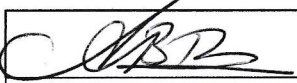

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F**Other optional information****Section G****Declaration**

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Andrew Davies	Ian Brown
Position (eg Secretary, Chair, etc)	Chair (Interim)	Trustee/Board Member
Date	18 December 2025	



Receipts and payments accounts

For the period from	Period start date 01-Apr-24	To	Period end date 31-Mar-25
---------------------	--------------------------------	----	------------------------------

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Housing Support Contracts	24,572	-	-	24,572	28,343
Rent	92,856	-	-	92,856	89,722
Bank Interest	721	-	-	721	438
Other	354	-	-	354	110
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	118,503	-	-	118,503	118,613
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	118,503	-	-	118,503	118,613
A3 Payments					
Payroll	41,273	-	-	41,273	36,017
Rent (to RSL landlord)	26,997	-	-	26,997	43,060
Housing Costs	26,530	-	-	26,530	26,997
Operating & Office Costs	4,235	-	-	4,235	3,304
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	99,035	-	-	99,035	109,378
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	99,035	-	-	99,035	109,378
Net of receipts/(payments)	19,468	-	-	19,468	9,235
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	70,294	-	-	70,294	61,059
Cash funds this year end	89,762	-	-	89,762	70,294

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds				
	Lloyds Bank Current A/c	44,416	-	-
	Lloyds Bank Instant Access A/c	24,674	-	-
	Lloyds Bank 32 Day Notice A/c	20,630	-	-
	Petty cash (£43 - reduced so CC16a agrees)	42	-	-
	Total cash funds	89,762	-	-

(agree balances with receipts and payments account(s))

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-



B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Andrew Davies	18/12/2025
	Ian Brown	18/12/2025



Section A

Independent Examiner's Report

Report to the trustees

Charity Name
INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

On accounts for the year
ended

31st MARCH 2025
Charity no (if any) 10582 75

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 03 2025

Responsibilities and
basis of report

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.

Independent
examiner's statement

~~[[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.~~

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.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

17-11-2025

Name:

MRS. CHANTAL BAKER

Relevant professional
qualification(s) or body

ACCA: THE ASSOCIATION OF CHARTERED
CERTIFIED ACCOUNTANTS.

(if any):

--

Address:

CHAMP CONSULTANTS LTD
34 CROYDON ROAD, CATERHAM
SURREY CR3 6QB

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

--

INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

England & Wales - Charity number 1058275

Accounts

Trustees' Annual Report for the period

From Period start date 01 April 2023 **To** Period end date 31 March 2024

Section A Reference and administration details

Charity name Independent Housing Opportunities (Tandridge)

Other names charity is known by

Registered charity number (if any) 1058275

Charity's principal address Diana Francis House

Alexander Crescent

Caterham

Postcode CR3 5ZG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Andrew Davies	Interim Chair Treasurer		
2	Pete Atkins			
3	Michael Anderson			
4	Ian Brown			
5	Beth Wood	Vice Chair		
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

--

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Trust
Trustee selection methods (eg. appointed by, elected by)	Elected at Annual General Meeting

Additional governance issues (Optional information)

<p>You may choose to include additional information, where relevant, about:</p> <ul style="list-style-type: none"> • policies and procedures adopted for the induction and training of trustees; • the charity's organisational structure and any wider network with which the charity works; • relationship with any related parties; • trustees' consideration of major risks and the system and procedures to manage them. 	

Section C Objectives and activities

<p>Summary of the objects of the charity set out in its governing document</p>	<p>To provide affordable housing which could relieve poverty, homelessness or unsatisfactory housing conditions of people with a physical or sensory impairment or mild learning disability</p>
---	---

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

As managing agents for a Registered Social Landlord (RSL), IHOT provides affordable rented accommodation at Diana Francis House (DFH) for people with physical and/or learning disabilities combined with training and help in assisting them to live independently. At any one time there are up to five residents aged between 18 and 55 (at time of moving in). The average stay is 12 to 24 months.

The facility has proved over the last two decades to be of significant public benefit as former residents have mostly moved on to suitable permanent homes appropriate for their needs. IHOT no longer provides support to residents during the transition to their new homes as our local authority partners have stopped funding this activity.

The Trustees have regard to the guidance issued by the Charity Commission on the matter of public benefit.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

(This area is currently blank for optional information.)

Summary of the main achievements of the charity during the year

During the year IHOT continued in its role in providing supported housing accommodation and assistance to the residents at DFH.

The Trustees decided to style their meetings as Board meetings and refer to themselves as Board members, when dealing with outside organisations. This better reflects the strategic role of the (now) Board.

The excellent work of our two part-time Supported Housing Officers helped our residents. The Board want to formally record their appreciation for their efforts during the year.

The year was again challenging in terms of finances but the limited funding from our local authority partners was offset by having almost no vacant rooms during the financial year. So, the year ended in a much better position, resulting in a small surplus of just over £9,000 (7.5% of income).

In recent years, our RSL landlord has increased the costs to IHOT, including charging for use of the (small) office at DFH. The Board have made the difficult decision that these costs must be passed on to the residents, making it more difficult to get funding of total costs through Housing Benefit.

It has, again, not been possible for all trustees to attend Board meetings in person during the year. We have taken the pragmatic decision to use video conferencing to ensure the full information is shared with, and decisions made by, all Board members.

We formally declare that during the financial year there have been no serious incidents that required reporting to the Charity Commission.

Due to the difficulty in holding Board meetings and the need to recruit new trustees it has (again) not been possible to transfer the assets and liabilities of IHOT to the separate CIO (1188326), with the subsequent closure of the existing IHOT. We will progress this as soon as practicable.

The capacity of Board members to actively oversee IHOT's activities in the last year has again been limited. This has meant the roles of Treasurer and Chairman – on an interim basis – have been carried out by one person. The Board recognises this is not desirable or sustainable.

On a positive note, the two new trustees have made significant contributions to IHOT's work. There is still much to be done but the future looks more promising in this regard than for some time.

Post End of Year Note:

A new (part-time) Supported Housing Manager has been appointed from 1 July 2024. IHOT expects to see significant improvements in how its services are delivered and managed over the next two to three years, making the service more sustainable. One immediate benefit is that resident meetings (with staff) have started again – meaning residents are better able to give constructive feedback about DFH and the services IHOT provides.

Section E

Financial review

Brief statement of the charity's policy on reserves

There is a policy to provide for future liabilities and contingencies and for the replacement of furniture and equipment as necessary.

Details of any funds materially in deficit

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

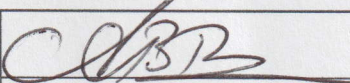
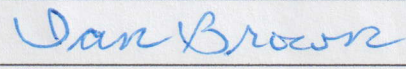
Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Andrew Davies	Ian Brown
Position (eg Secretary, Chair, etc)	Chairman (Interim)	Trustee/Board Member
Date	16 January 2025	



Receipts and payments accounts

For the period from	Period start date	To	Period end date
	01-Apr-23		31-Mar-24

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Housing Support Contracts	28,343	-	-	28,343	34,950
Rent	89,722	-	-	89,722	61,364
Bank Interest	438	-	-	438	103
Other	110	-	-	110	33
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	118,613	-	-	118,613	96,450
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	118,613	-	-	118,613	96,450
A3 Payments					
Payroll	36,017	-	-	36,017	39,873
Rent (to RSL landlord)	43,060	-	-	43,060	31,606
Housing Costs	26,997	-	-	26,997	17,783
Operating & Office Costs	3,304	-	-	3,304	2,952
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	109,378	-	-	109,378	92,214
A4 Asset and investment purchases, (see table)					
Equipment for House & Office	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	109,378	-	-	109,378	92,214
Net of receipts/(payments)	9,235	-	-	9,235	4,236
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	61,059	-	-	61,059	56,823
Cash funds this year end	70,294	-	-	70,294	61,059

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds				
	Lloyds Bank Current A/c	30,651	-	-
	Lloyds Bank Instant Access A/c	19,452	-	-
	Lloyds Bank 32 Day Notice A/c	20,132	-	-
	Petty Cash (£61 - reduced so CC16a agrees)	59	-	-
	Total cash funds	70,294	-	-

(agree balances with receipts and payments account(s))

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

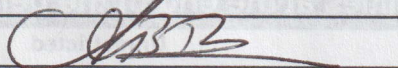
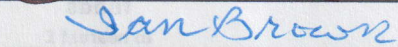
B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Andrew Davies	16/01/2025
	Ian Brown	16/01/2025



Section A

Independent Examiner's Report

Report to the trustees

Charity Name INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

On accounts for the year ended

31st MARCH 2024 Charity no (if any) 1058275

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30 / 09 / 2024.

Responsibilities and basis of report

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.

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.

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.

* Please delete the words in the brackets if they do not apply.

Signed: [Signature]

Date: 10/12/2024

Name: MRS. CHANTAL BAKER

Relevant professional qualification(s) or body

FCCA; THE ASSOCIATION OF CHARTERED CERTIFIED ACCOUNTANTS,

(if any):

--

Address:

CHAMP CONSULTANTS LTD

34 CROYDON ROAD, CATERHAM

SURREY CR3 6QB

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

--

INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

England & Wales - Charity number 1058275

Accounts

Trustees' Annual Report for the period

	Period start date			Period end date			
From	01	April	2022	To	31	March	2023

Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

Diana Francis House	
Alexander Crescent	
Caterham	
Postcode	CR3 5ZG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Andrew Davies	Interim Chairman Treasurer		
2	Pete Atkins	Vice Chairman		
3	Michael Anderson			
4	Vicky Barry		01/04/2022 – 15/11/2022	
5	Peter Drysdale			
6	Janet Manning			
7	Matthew Mortlock			
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

--	--

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

--

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document <i>(eg. trust deed, constitution)</i>	Constitution
How the charity is constituted <i>(eg. trust, association, company)</i>	Trust
Trustee selection methods <i>(eg. appointed by, elected by)</i>	Elected at Annual General Meeting

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

--

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

To provide affordable housing which could relieve poverty, homelessness or unsatisfactory housing conditions of people with a physical or sensory impairment or mild learning disability
--

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

As managing agents for a Registered Social Landlord (RSL), IHOT provides affordable rented accommodation at Diana Francis House (DFH) for people with physical and/or learning disabilities combined with training and help in assisting them to live independently. At any one time there are up to five residents aged between 18 and 55 (at time of moving in). The average stay is 12 to 24 months.

The facility has proved over the last two decades to be of significant public benefit as former residents have mostly moved on to suitable permanent homes appropriate for their needs. IHOT provides support to residents during the transition to their new homes.

The Trustees have regard to the guidance issued by the Charity Commission on the matter of public benefit.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

During the year IHOT continued in its role in providing supported housing accommodation and assistance to the residents at DFH.

The excellent work of our two part-time Supported Housing Officers helped our residents. The Trustees want to formally record their appreciation for their efforts during the year.

The year was again challenging in terms of finances as the limited funding from our local authority partners meant filling vacant rooms was difficult. But the year ended in a much better position, resulting in a small surplus of just over £4,000 (4% of income).

Our RSL landlord has increased the costs to IHOT, including charging for use of the (small) office at DFH. The Trustees have made the difficult decision that these costs must be passed on to the residents, making it more difficult to get funding of total costs through Housing Benefit.

It has, again, not been possible for all Trustees to attend Trustee meetings in person during the year. We have taken the pragmatic decision to use video conferencing to ensure the meetings held have been quorate.

We formally declare that during the financial year there have been no serious incidents that required reporting to the Charity Commission.

Due to the difficulty in holding Trustee meetings and the need to recruit new Trustees it has (again) not been possible to transfer the assets and liabilities of IHOT to the separate CIO (1188326), with the subsequent closure of the existing IHOT. We will progress this as soon as practicable.

The capacity of Trustees to actively oversee IHOT's activities in the last year has been limited. This has meant the roles of Treasurer and Chairman – on an interim basis – have been carried out by one person. The Trustees recognise this is not desirable or sustainable.

On a positive note, IHOT has recruited two new Trustees since the end of the financial year. There is still much to be done but the future looks more promising in this regard than for some time.

Section E

Financial review

Brief statement of the charity's policy on reserves

There is a policy to provide for future liabilities and contingencies and for the replacement of furniture and equipment as necessary.

Details of any funds materially in deficit

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information

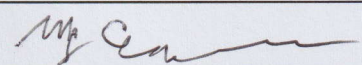
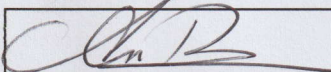
Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

Andrew Davies

Michael Anderson

Position (eg Secretary, Chair, etc)

Chairman (Interim)

Trustee/Board Member

Date

12 December 2023



Receipts and payments accounts

For the period from	Period start date 01-Apr-22	To	Period end date 31-Mar-23
---------------------	--------------------------------	----	------------------------------

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Housing Support Contracts	34,950	-	-	34,950	33,648
Rent	61,364	-	-	61,364	52,689
Bank Interest	103	-	-	103	52
SCC Grants & Infection Control Fund	-	-	-	-	1,055
Other	33	-	-	33	49
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	96,450	-	-	96,450	87,493
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	96,450	-	-	96,450	87,493
A3 Payments					
Payroll	39,873	-	-	39,873	31,001
Rent (to RSL landlord)	31,606	-	-	31,606	30,727
Housing Costs	17,783	-	-	17,783	12,801
Operating & Office Costs	2,952	-	-	2,952	12,637
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	92,214	-	-	92,214	87,166
A4 Asset and investment purchases, (see table)					
Equipment for House & Office	-	-	-	-	677
	-	-	-	-	-
Sub total	-	-	-	-	677
Total payments	92,214	-	-	92,214	87,843
Net of receipts/(payments)	4,236	-	-	4,236	- 350
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end (restated)	56,823	-	-	56,823	57,124
Cash funds this year end	61,059	-	-	61,059	56,774

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Lloyds Bank Current A/c	21,811	-	-
	Virgin Money Deposit A/c	39,144	-	-
	Petty Cash	104	-	-
	Total cash funds	61,059	-	-

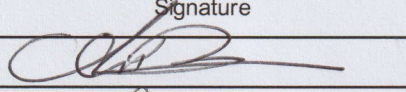
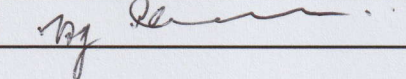
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Andrew Davies	12/12/2023
	Michael Anderson	12/12/2023



Receipts and payments accounts

For the period from	Period start date 01-Apr-22	To	Period end date 31-Mar-23
---------------------	--------------------------------	----	------------------------------

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Housing Support Contracts	34,950	-	-	34,950	33,648
Rent	61,364	-	-	61,364	52,689
Bank Interest	103	-	-	103	52
SCC Grants & Infection Control Fund	-	-	-	-	1,055
Other	33	-	-	33	49
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	96,450	-	-	96,450	87,493
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	96,450	-	-	96,450	87,493
A3 Payments					
Payroll	39,873	-	-	39,873	31,001
Rent (to RSL landlord)	31,606	-	-	31,606	30,727
Housing Costs	17,783	-	-	17,783	12,801
Operating & Office Costs	2,952	-	-	2,952	12,637
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	92,214	-	-	92,214	87,166
A4 Asset and investment purchases, (see table)					
Equipment for House & Office	-	-	-	-	677
	-	-	-	-	-
Sub total	-	-	-	-	677
Total payments	92,214	-	-	92,214	87,843
Net of receipts/(payments)	4,236	-	-	4,236	- 350
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end (restated)	56,823	-	-	56,823	57,124
Cash funds this year end	61,059	-	-	61,059	56,774

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Lloyds Bank Current A/c	21,811	-	-
	Virgin Money Deposit A/c	39,144	-	-
	Petty Cash	104	-	-
	Total cash funds	61,059	-	-

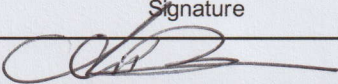
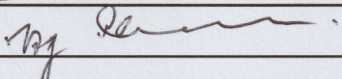
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Andrew Davies	12/12/2023
	Michael Anderson	12/12/2023

INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

England & Wales - Charity number 1058275

Accounts

Trustees' Annual Report for the period

	Period start date	Period end date	
From	01 April 2021	31 March 2022	To

Section A Reference and administration details

Charity name Independent Housing Opportunities (Tandridge)

Other names charity is known by

Registered charity number (if any) 1058275

Charity's principal address

Diana Francis House	
Alexander Crescent	
Caterham	
Postcode	CR3 5ZG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Andrew Davies	Chairman		
2	Peter Atkins	Vice Chairman		
3	Michael Anderson	Treasurer		
4	Vicky Barry			
5	Peter Drysdale			
6	Janet Manning			
7	Matthew Mortlock			
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

--

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document <small>(eg. trust deed, constitution)</small>	Constitution
How the charity is constituted <small>(eg. trust, association, company)</small>	Trust
Trustee selection methods <small>(eg. appointed by, elected by)</small>	Elected at Annual General Meeting

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

--

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

To provide affordable housing which could relieve poverty, homelessness or unsatisfactory housing conditions of people with a physical or sensory impairment or mild learning disability

As managing agents for a Registered Social Landlord (RSL), IHOT provides affordable rented accommodation at Diana Francis House (DFH) for people with physical and/or learning disabilities combined with training and help in assisting them to live independently. At any one time there are up to five residents aged between 18 and 55 (at time of moving in). The average stay is 12 to 24 months.

The facility has proved over the last two decades to be of significant public benefit as former residents have mostly moved on to suitable permanent homes appropriate for their needs. IHOT provides support to residents during the transition to their new homes.

The Trustees have regard to the guidance issued by the Charity Commission on the matter of public benefit.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

During the year DFH continued in its role in providing supported housing accommodation and assistance to the residents despite the restrictions and additional requirements imposed by the (second year of the) Covid-19 pandemic.

The excellent work of our two part-time Supported Housing Officers helped our residents through this continuing difficult time. The Trustees want to formally record their appreciation for their efforts during the year.

The early part of the year was challenging in terms of finances as the pandemic and limited funding from our local authority partners meant filling vacant rooms was difficult. The year ended in a much better position, resulting in only a very small loss, which was covered by our (unrestricted) reserves.

Our RSL landlord has agreed a new contract for IHOT to continue to manage DFH and its activities supporting those in housing need. We have also reached agreement with our main local authority partner on potential new residents. Securing revenue funding from our other local authority partner to provide the support those new residents need remains challenging. But the year has ended with many positive developments.

It has not been possible for all Trustees to attend Trustee meetings in person during the year. We have taken the pragmatic decision to use video conferencing to ensure the meetings held have been quorate.

We formally declare that during the financial year there have been no serious incidents that required reporting to the Charity Commission.

Due to the difficulty in holding Trustee meetings and the need to recruit new Trustees it has (again) not been possible to transfer the assets and liabilities of IHOT to the separate CIO (1188326), with the subsequent closure of the existing IHOT. We will progress this as soon as practicable.

Section E Financial review

Brief statement of the charity's policy on reserves

There is a policy to provide for future liabilities and contingencies and for the replacement of furniture and equipment as necessary.

Details of any funds materially in deficit

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:


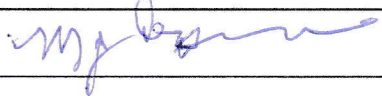
- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	ANDREW DAVIES	MICHAEL ANDERSON
Position (eg Secretary, Chair, etc)	CHAIRMAN	TREASURER
Date	15 NOVEMBER 2022	



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name
INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

On accounts for the year ended

31st MARCH 2022 Charity no (if any) 1058275

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2022

Responsibilities and basis of report

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.

Independent examiner's statement

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.~~

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.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

14-10-2022

Name:

MRS. CHANTAL BAKER

Relevant professional qualification(s) or body

FCCA = THE ASSOCIATION OF CHARTERED CERTIFIED ACCOUNTANTS

(if any):

--

Address:

CHAMP CONSULTANTS LTD
34 CROYDON ROAD, CATERHAM
SURREY CR3 6QB

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

--



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name
INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

On accounts for the year ended

31st MARCH 2022 Charity no (if any) 1058275

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2022

Responsibilities and basis of report

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.

Independent examiner's statement

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.~~

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.

* Please delete the words in the brackets if they do not apply.

Signed:

Date: 14-10-2022

Name: MRS. CHANTAL BAKER

Relevant professional qualification(s) or body

FCCA = THE ASSOCIATION OF CHARTERED CERTIFIED ACCOUNTANTS

(if any):

--

Address:

CHAMP CONSULTANTS LTD
34 CROYDON ROAD, CATERHAM
SURREY CR3 6QB

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

--

INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

England & Wales - Charity number 1058275

Accounts

Summary of the main achievements of the charity during the year

During the year Diana Francis House continued in its role in providing supported housing accommodation and assistance to the residents despite the restrictions and additional requirements imposed by the Covid-19 pandemic. One consequence has been a shortfall in rental income as we have experienced a vacancy throughout the year caused by the inability to fill one of the rooms. However, our costs have been covered and we have ended the year with a small surplus. We were supported by Infection Control Grants for which we qualify and these have offset the additional costs for cleaning and hygiene equipment. Throughout the year there has been additional pressure on our two part-time Housing Support Officers and our consultant Manager who have all performed extremely well and that the Trustees are fully appreciative.

It was not possible for the Trustees to meet in person. Our constitution does not explicitly allow for decisions to be made by 'remote' means (and we could not amend our constitution to enable this as it required a formal meeting held in person).

We are now looking ahead to a more stable year with our operations developing more closely to our mission. Meetings have now resumed and delayed/outstanding matters are being dealt with as a priority.

We formally declare that during the financial year there were no serious incidents that were required to be reported to the Charities Commission.

In the Trustees' Annual Report for 2019-20 reference was made to a new registration in the name of Independent Housing Opportunities (Tandridge) as a separate CIO Number 1188326. Once again we have to report that we have not proceeded with the transfer of the assets to the new organisation as a further result from requirements to attend to changed priorities caused by the pandemic. The matter is still before us and we are giving consideration to making the change at the most appropriate opportunity.

(agree balances with receipts and payments account(s))

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-

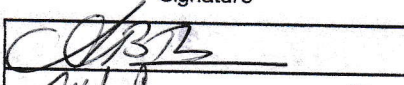
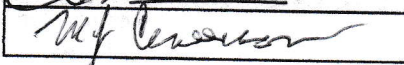
B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Furniture Fittings & Equipment	Unrestricted	-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
Creditor for rent - RSL	Unrestricted		Apr 2021
Creditor for tax & NI - HMRC	Unrestricted		Apr 2021
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Andrew Davies	19/10/2021
	Michael Anderson	19/10/2021



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

On accounts for the year
ended

31st MARCH 2021

Charity no
(if any)

1058275

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2021.

Responsibilities and
basis of report

As the charity trustees of the Trust, 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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

26/07/2021

Name:

MRS. CHANTAL BAKER

Relevant professional
qualification(s) or body
(if any):

FCCA : THE ASSOCIATION OF CHARTERED
CERTIFIED ACCOUNTANTS

Address:

CHAMP CONSULTANTS LTD
34 CROYDON ROAD, CATERHAM,
SURREY CR3 6QB