

# Trustees' Annual Report for the period

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

## 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)

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## 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)

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.

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## 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:

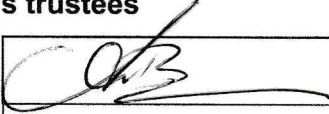
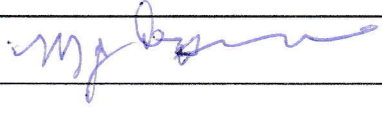
- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

## 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	





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

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):

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Address:

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

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CHARITY COMMISSION  
FOR ENGLAND AND WALES

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