

Trustees' Annual Report for the period

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

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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

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

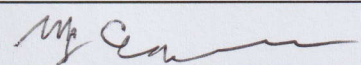
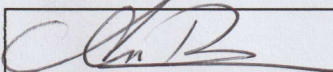
Section G

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



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name

Independent Housing Opportunities (Tandridge)

No (if any)

1058275

CC16a

Receipts and payments accounts

For the period from	Period start date	To	Period end date
	01-Apr-22		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	-	-
CCXX R1 accounts (SS)		OK	OK	OK
(agree balances with receipts and payments account(s))				

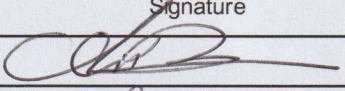
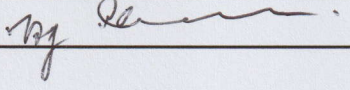
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details			
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

		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	Details			
			-	
			-	
			-	
			-	
			-	

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



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FOR ENGLAND AND WALES

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To

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	-	-	-	-	-
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	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
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CCXX R1 accounts (SS)		(agree balances with receipts and payments account(s))	OK	OK

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)
		-	-
		-	-
		-	-
		-	-
		-	-

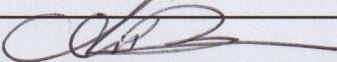
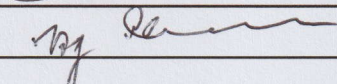
B4 Assets retained for the charity's own use

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	12/12/2023
	Michael Anderson	12/12/2023