

THE HOSKING HOUSE TRUST

England & Wales · Charity number 1076713

Details

Other names THE HOSKING HOUSES TRUST

Status Registered

Legal form Other

Registered 1999-07-23

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

Contact

Address 33 The Square
Clifford Chambers
Stratford-Upon-Avon
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Activities

Objects: THE OBJECTS OF THE CIO, TO BE CARRIED OUT FOR THE PUBLIC BENEFIT, ARE:1. TO RELIEVE THE CHARITABLE NEEDS OF WOMEN ARTISTS PRIMARILY AGED OVER 40 BY THE PROVISION OF GRANTS, BURSARIES AND SUCH OTHER SUPPORT AS THE TRUSTEES SHALL DETERMINE.2. TO ADVANCE THE ARTS CREATED BY WOMEN PRIMARILY AGED OVER 40, THROUGH THE PROVISION OF RESIDENCIES.

Activities: We offer women writers (aged over forty) occupancy of Church Cottage for between two weeks and two months, to pursue personal work on any subject, intended for publication or performance. Appointments are made on merit. The Cottage is in Clifford Chambers, a village two miles from Stratford-upon-Avon. It is equipped comfortable and private. We pay bills and occasionally offer a bursary.

Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space, Provides Advocacy/advice/information, Sponsors Or Undertakes Research
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing, Arts/culture/heritage/science
- **Who:** Elderly/old People, The General Public/mankind

Geography

- **Area of benefit:** ENGLAND
- Warwickshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£433,187	£26,660	-	-
2024-03-31	£16,697	£46,760	-	-
2023-03-31	£22,415	£17,994	-	-
2022-03-31	£46,716	£19,930	-	-
2021-03-31	£32,350	£29,549	-	-

Trustees

Name	Role	Appointed
Carole Frant Manship	Chair	2022-05-01
Amanda Smyth		2020-06-01
Helen Margaret Maclagan		2022-05-01
John Stuart Elliott		2025-04-01

THE HOSKING HOUSE TRUST

England & Wales - Charity number 1076713

Accounts

Charity registration number 1076713

THE HOSKING HOUSE TRUST
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

THE HOSKING HOUSE TRUST

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Carole Manship
John Elliot (Appointed 1 April 2025)
Helen Maclagan
Amanda Smyth
Margo Galvin (Resigned 18 April 2025)

Honorary Fellows

Wendy Harrison
Elizabeth Speller
David Wright
Gill Sutherland

Patron Dame Emma Thompson

Charity number 1076713

Principal office

33, The Square
Clifford Chambers
Stratford Upon Avon
CV37 8HT

Independent examiner

TC Group
Celixir House
Stratford Business & Technology Park
Innovation Way, Banbury Road
Stratford-upon-Avon
Warwickshire
United Kingdom
CV37 7GZ

Independent examiner

Lloyds TSB Bank plc
22 Bridge Street
Stratford Upon Avon
CV37 6AG

Solicitors

Shakespeare Martineau
Bridgeway House
Bridgeway
Stratford Upon Avon
CV37 6YX

THE HOSKING HOUSE TRUST

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THE HOSKING HOUSE TRUST

TRUSTEES REPORT

FOR THE YEAR ENDED 31 MARCH 2025

The trustees present their annual report and financial statements for the year ended 31 March 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019).

Objectives and activities

The object of the original charity was the relief of poverty by providing, maintaining and improving accommodation and financial support for women artists/writers of further promise and acknowledged achievement. In March 2025 the objects were updated to better align with those of the newly established CIO, which are to relieve the charitable needs of women artists aged over 40 and to advance the arts by provision of residencies.

Public benefit

The trustees have complied with their public benefit duty through providing residencies to individual writers and artists as described, thus enriching the cultural landscape through the works produced and providing inspiration to aspirant creative practitioners.

Our principal activity was the provision of residencies in Church Cottage to appropriate applicants, organising our calendar to make maximum use of the Cottage's capacity. We were successful in obtaining a grant from Amazon Literary Partnership which enabled us to offer some bursaries to those in need. We also renewed our partnership with the Women in Art Prize which helps bring our Trust to the attention of a wider audience.

Volunteers

The Hosking Housing Trust utilises volunteers to assist in our work.

THE HOSKING HOUSE TRUST

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Achievements and performance

Significant activities and achievements against objectives

We provided thirteen residencies during the year, numerically more than average because Kate Strasdin came for two sessions of two weeks, (due to family commitments); we were especially keen to accommodate her because her published work on the historicity and nature of fabrics and period clothing we thought unique and scholarly.

Our residencies are clearly known in faraway lands as Jane Williams, an established poet from Tasmania, came on a grant from Arts Council Australia to write about her UK forebears. Lucy Jones came from Berlin for a short residency and we were pleased to receive Jesse Allen, professor of law at Pittsburgh University, USA who came to research her biography of William Blackstone, the guru of American constitutional law.

Louise Campbell continued to select our artists and on her excellent recommendation, Angela Malone came from Kent, Gill McFarland from Scotland. Rachel Ball is a graphic novelist from London and Helen Simmonds, a painter from the west country making small-scale but exquisite work.

Our collaboration with Coventry University ended this year with their final appointment of Olivia Garro from Italy. Our cultural range was emphasised by receiving Melanie Wilson, a multi-disciplinarian performance maker and Sasha Dugdale working on a project linking John Keats surgical training to his poetry.

From the eleven individuals hosted who wrote their report on the conclusion of their residency, all found their time with us beneficial and we increasingly find that it is word of mouth and personal recommendation that lead us to new applicants of calibre.

2024

31st March - 19th April	Angela Malone, artist
20th April - 31st May	Jane Williams, poet
3rd - 17th June	Kate Strasdin (1) dress historian
22nd June - 19th July	Olivia Garro (Coventry University appointment)
19th - 30th August	
1/2nd - 27th September	Kate Strasdin (2)
5/6th - 18th October	Gill McFarland, artist
19/20th October - 29th	Lucy Jones (Berlin) translator
November	Rachel Ball, graphic novelist
1st - 22nd December	Sasha Dugdale, poet/Russian translator

2025

29th December - 31st	Melanie Wilson, multi-disciplinarian/
January	performance
2nd February - 14th	Helen Simmonds, artist
March	
16th March - 25th	Jesse Allen, lawyer/biographer
April	

THE HOSKING HOUSE TRUST

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Financial review

The Trust's closing bank balance at this year's year end was £352,582. This amount was due to the interim legacy received from Simon Hosking, brother of the founder, in October 2024 of £350,000

During the year the total of the charity's income resources was £433,187 (2024:£16,697). Expenditure for the year was £26,450 (2024:£51,409). The charity had total funds at the end of the year of £771,411 (2024:£301,402).

The Trustees have a strategic and operational plan in place to ensure stability and growth.

Reserves Policy

The Trust's policy on reserves is to hold sufficient resources to continue the charitable activities of the Trust should income and fundraising activities fall short. The Trustee Board considers that the Trust should hold circa £5k to cover all unexpected costs linked to the building and activities.

Investment Policy

The Trust's Income and Expenditure is very small and as a consequence it does not have sufficient funds to invest in longer-term investments such as stocks and shares. The Trust has therefore adopted a low risk strategy to the investment of its funds. All funds are held in cash using only one mainstream bank.

The Trustee Board regularly monitors the levels of bank balances and the interest rates received to ensure the Trust obtains maximum value and income from its banking arrangements. Occasionally this may involve using an account that requires a period of notice before funds may be withdrawn. In these circumstances, the Trustee Board considers the cash flow requirements.

Structure, governance and management

The Hosking House Trust is constituted under a trust deed dated April 1995 and is a registered charity (no. 1076713).

The trustees who served during the year and up to the date of signature of the financial statements were:

Carole Manship

John Elliot

(Appointed 1 April 2025)

Helen Maclagan

Amanda Smyth

Margo Galvin

(Resigned 18 April 2025)

Recruitment and appointment of trustees

The method of recruitment and appointment of new trustees is that they are elected by existing trustees.

New trustees undergo an orientation process to brief them on their legal obligation under charity law, the charity's governing documents, the committee and decision making processes, the business plan and recent financial performance of the charity. Trustees are encouraged to attend appropriate external and internal training events which will assist them in carrying out their role.

THE HOSKING HOUSE TRUST

TRUSTEES REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Organisational structure

The Trust is managed by the Trustee Board. As charity trustees they are responsible for complying with legislation applicable to charities. This includes the registration, keeping proper accounts and making returns to the Charity Commission as appropriate. The Trustee Board consists of the Chair, and (for the year in question) 3 Trustees and meets every 3 months.

This Trustee Board exists to make sure the charity is well-managed, risk are assessed and mitigated, buildings and equipment are in good working order, and everyone follows legal requirements and the organisation's policies and rules. During the course of 2024-2025 the charity continued preparatory work with a view to transferring its activities to a CIO.

The trustees report was approved by the Board of Trustees.



C Manship
Trustee

21 January 2026

THE HOSKING HOUSE TRUST

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE HOSKING HOUSE TRUST

I report to the trustees on my examination of the financial statements of The Hosking House Trust (the Charity) for the year ended 31 March 2025.

Responsibilities and basis of report

As the trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the Charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the Charity's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of 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 financial statements to be reached.

TC Group

TC Group

Celixir House
Stratford Business & Technology Park
Innovation Way, Banbury Road
Stratford-upon-Avon
Warwickshire

THE HOSKING HOUSE TRUST

INDEPENDENT EXAMINER'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE HOSKING HOUSE TRUST

CV37 7GZ

United Kingdom

Dated: 21 January 2026

THE HOSKING HOUSE TRUST

STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Income from:							
Donations and legacies	3	431,877	-	431,877	10,642	5,375	16,017
Other trading activities	4	1,310	-	1,310	680	-	680
Total income		433,187	-	433,187	11,322	5,375	16,697
Expenditure on:							
Charitable activities	5	26,450	210	26,660	21,420	29,989	51,409
Total expenditure		26,450	210	26,660	21,420	29,989	51,409
Net gains/(losses) on investments	9	39,500	-	39,500	-	-	-
Net income/(expenditure)		446,237	(210)	446,027	(10,098)	(24,614)	(34,712)
Transfers between funds		(50)	50	-	970	(970)	-
Other recognised gains and losses:							
Revaluation of tangible fixed assets		26,872	-	26,872	-	-	-
Net movement in funds		473,059	(160)	472,899	(9,128)	(25,584)	(34,712)
Reconciliation of funds:							
Fund balances at 1 April 2024		298,352	3,050	301,402	307,480	28,634	336,114
Fund balances at 31 March 2025		771,411	2,890	774,301	298,352	3,050	301,402

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

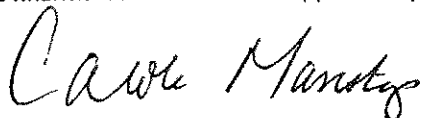
THE HOSKING HOUSE TRUST

BALANCE SHEET

AS AT 31 MARCH 2025

	Notes	2025		2024	
		£	£	£	£
Fixed assets					
Tangible assets	11		250,000		227,777
Investment property	12		100,000		60,500
			<u>350,000</u>		<u>288,277</u>
Current assets					
Debtors	13	74,296		-	
Cash at bank and in hand		352,582		13,125	
		<u>426,878</u>		<u>13,125</u>	
Creditors: amounts falling due within one year	14	(2,577)		-	
Net current assets			<u>424,301</u>		<u>13,125</u>
Total assets less current liabilities			<u>774,301</u>		<u>301,402</u>
Net assets excluding pension liability			<u>774,301</u>		<u>301,402</u>
The funds of the Charity					
Restricted income funds	15		2,890		3,050
Unrestricted funds			771,411		298,352
			<u>774,301</u>		<u>301,402</u>

The financial statements were approved by the trustees on 21 January 2026



C Manship
Trustee

THE HOSKING HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Charity information

The Hosking House Trust is constituted under a trust deed dated April 1992 and is a registered charity.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (effective 1 January 2019). The Charity is a Public Benefit Entity as defined by FRS 102.

The Charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the Charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

THE HOSKING HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Legacies are recognised on receipt or otherwise if the Charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% straight line basis
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

THE HOSKING HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.10 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

THE HOSKING HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

2 Critical accounting estimates and judgements

In the application of the Charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
Donations and gifts	3,082	-	3,082	4,642	-	4,642
Legacies receivable	424,295	-	424,295	4,000	-	4,000
Other grants	4,500	-	4,500	2,000	2,500	4,500
Arts Council England	-	-	-	-	2,875	2,875
	<u>431,877</u>	<u>-</u>	<u>431,877</u>	<u>10,642</u>	<u>5,375</u>	<u>16,017</u>

4 Income from other trading activities

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Other income	<u>1,310</u>	<u>680</u>

THE HOSKING HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

5 Expenditure on charitable activities

	Charitable activities 2025 £	Charitable activities 2024 £
Direct costs		
Depreciation and impairment	4,649	4,649
Church cottage costs	6,639	6,562
Trust costs	9,465	7,262
Fundraising costs	217	216
Bursaries and prizes	1,750	3,400
Open House Project (ACE)	210	27,290
Landing stage	-	2,030
Independent examiners fee	3,730	-
	<u>26,660</u>	<u>51,409</u>
Analysis by fund		
Unrestricted funds	26,450	21,420
Restricted funds	210	29,989
	<u>26,660</u>	<u>51,409</u>

6 Net movement in funds

The net movement in funds is stated after charging/(crediting):	2025 £	2024 £
Fees payable for the independent examination of the charity's financial statements	3,730	-
Depreciation of owned tangible fixed assets	4,649	4,649
	<u>8,379</u>	<u>4,649</u>

7 Trustees

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

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

THE HOSKING HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

8 Employees

The average monthly number of employees during the year was:

	2025 Number	2024 Number
Total	-	-

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

9 Gains and losses on investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
Gains/(losses) arising on:		
Revaluation of investment properties	39,500	-

10 Taxation

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

11 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 April 2024	232,426
Revaluation	26,872
At 31 March 2025	259,298
Depreciation and impairment	
At 1 April 2024	4,649
Depreciation charged in the year	4,649
At 31 March 2025	9,298
Carrying amount	
At 31 March 2025	250,000
At 31 March 2024	227,777

THE HOSKING HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

12 Investment property

	2025 £
Fair value	
At 1 April 2024	60,500
Net gains or losses through fair value adjustments	39,500
	<u>100,000</u>
At 31 March 2025	<u>100,000</u>

13 Debtors

	2025 £	2024 £
Amounts falling due within one year:		
Other debtors	74,296	-
	<u>74,296</u>	<u>-</u>

14 Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals and deferred income	2,577	-
	<u>2,577</u>	<u>-</u>

15 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2024 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2025 £
	3,050	-	(210)	50	2,890
	<u>3,050</u>	<u>-</u>	<u>(210)</u>	<u>50</u>	<u>2,890</u>
Previous year:					
	At 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	At 31 March 2024 £
	28,634	5,375	(29,989)	(970)	3,050
	<u>28,634</u>	<u>5,375</u>	<u>(29,989)</u>	<u>(970)</u>	<u>3,050</u>

THE HOSKING HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

16 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 April 2024	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2025
	£	£	£	£	£	£
General funds	298,352	433,187	(26,450)	(50)	66,372	771,411
	<u>298,352</u>	<u>433,187</u>	<u>(26,450)</u>	<u>(50)</u>	<u>66,372</u>	<u>771,411</u>
Previous year:	At 1 April 2023	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 March 2024
	£	£	£	£	£	£
General funds	307,480	11,322	(21,420)	970	-	298,352
	<u>307,480</u>	<u>11,322</u>	<u>(21,420)</u>	<u>970</u>	<u>-</u>	<u>298,352</u>

17 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total
	2025	2025	2025
	£	£	£
At 31 March 2025:			
Tangible assets	250,000	-	250,000
Investment properties	100,000	-	100,000
Current assets/(liabilities)	421,411	2,890	424,301
	<u>771,411</u>	<u>2,890</u>	<u>774,301</u>
	<u>771,411</u>	<u>2,890</u>	<u>774,301</u>
	Unrestricted funds	Restricted funds	Total
	2024	2024	2024
	£	£	£
At 31 March 2024:			
Tangible assets	227,777	-	227,777
Investment properties	60,500	-	60,500
Current assets/(liabilities)	10,075	3,050	13,125
	<u>298,352</u>	<u>3,050</u>	<u>301,402</u>
	<u>298,352</u>	<u>3,050</u>	<u>301,402</u>

THE HOSKING HOUSE TRUST

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

18 Events after the reporting date

On 1 April 2025, the charity was converted to a Charitable Incorporated Organisation.

19 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).

THE HOSKING HOUSE TRUST

England & Wales - Charity number 1076713

Accounts

THE HOSKING HOUSES TRUST
registered charity no. 1076713
RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED
31st March 2022

THE HOSKING HOUSES TRUST

registered charity no. 1076713

**RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED**

31st March 2022

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8	Statement of assets and liabilities Trustee approval and chair signature

THE HOSKING HOUSE TRUST

TRUSTEES, HONORARY FELLOWS, PATRONS AND STAFF for the year ending 31st March 2022

Trustees

Carole Manship - Acting Chair (appointed May 2022)
Helen Margaret Maclagan OBE (appointed May 2022)
Kate McLuskie (chair) resigned 1st April 2022
Mary Jane Baxter (appointed January 2021- resigned March 2022)
Amanda Smyth (appointed January 2021)
Louise Campbell (resigned June 2021)
Sara Lunt (resigned October 2021)
Teresa Howard (resigned May 2022)
Gill Sutherland
Rachel Drake (appointed October 2021- resigned March 2022)
Stefan Buczacki (appointed December 2021 – resigned May 2022)
Marion Fleetwood (appointed December 2021 – resigned May 2022)
Syam Kent (appointed December 2021- resigned March 2022)

Honorary Fellows

Michael Bywater
Petra Dolby
Kathleen Duncan
Wendy Harrison
Cherry Knott

Patron; Dame Emma Thompson (appointed December 2020)

Staff

Sarah Hosking, secretary/founder (voluntary) (partially retired autumn 2020)
John Elliott, part-time gardener/handyman
Heather Taylorbook-keeper
Andrew Holtom, website manager

Principal office

33, The Square,
Clifford Chambers
Stratford-upon-Avon CV37 8HT
Telephone 01789 262924
sarahhosking@btinternet.com

Bankers

Lloyds TSB Bank plc
22, Bridge Street
Stratford-upon-Avon CV37 6AG

Solicitors

Rachel Gwynne of Shakespeare Martineau
Bridgeway House
Bridgeway
Stratford-upon-Avon CV37 6YX

Financial statements review

David Fletcher annually prepares the accounts for trustee inspection and validation by Murphy Salisbury accountants.

THE HOSKING HOUSE TRUST
Report of the Trustees
For the year 1st April 2021 to 31st March 2022

The Trustees hereby present their report with the financial statements of the Charity. These have been prepared in accordance with appropriate accounting policies and comply with the Charity's Trust Deed and applicable law.

Governance and structure

The Hosking Houses Trust is constituted under a trust deed dated April 1995 and is a registered charity (no. 1076713). It is controlled by this trust deed and constitutes an unincorporated charity. The object of the charity is the relief of poverty by providing, maintaining and improving accommodation and financial support for women artists/writers of further promise and acknowledged achievement.

Organisation and management

The year was marked by the comparative unavailability of Sarah Hosking, the founder/secretary due to two bouts of surgery/convalescence. Nevertheless she maintained the handling of Church Cottage and accommodating residents throughout the year and resumed secretarial duties in March 2022.

Administrative and management matters were otherwise handled by the chair, Kate McLuskie and the trustees.

Meetings and trustees

Five formal, minuted meetings were held during the year (8th April, 7th June, 4th October, 9th December 2021 and 2nd March 2022) besides two informal, unminuted meetings winter 2022.

The book-keeper (Heather Taylor) continued to serve HHT as does David Fletcher (former director of finance for the RSC) who again prepares the accounts. Our two occasional/paid staff, Andrew Holtom for all IT matters and gardener/handyman John Elliott continued loyal and reliable.

Activities and achievements

Church Cottage residency programme

After two periods of closure due to Covid (the second lasted from January to early April 2021) Church Cottage was re-opened. A more thorough system of cleaning was instigated between residents, who were each asked for health and Covid related details on arrival, and subsequently a full programme of seventeen residencies was maintained throughout the year.

Collaboration between HHT and Coventry University (now in its fourth year) was maintained with two mature and diverse appointees. Similarly collaboration with Mercury Musicals Development resulted in five appointees, one a competition winner of which the prize was a week in Church Cottage.

All submitted appreciative reports and these with their portraits are on the website under Gallery.

Church Cottage schedule of residents

27 th Feb- 25 th March	Sarah Middleton (MMD appt.) musical librettist
1 st - 25 th February	Jennifer Steil, novelist
16 th - 28 th January	Cordelia O'Driscoll (MMD appt) musical theatre
4 th - 14 th Jan	Mary Jane Baxter (founder's time)

2022

28 th Dec -3 rd January	Elizabeth Speller (founder's time)
6 th - 18 th December	Catherine Richardson, cultural historian
14 th - 26 th Nov	Penny Black, translator/dramatist
31 st Oct - 15 th Nov	Laura Cumming, art critic
3 rd Sept - 29 th Oct	Caitlyn Burt (MMD appt. musical theatre)

30 th Aug - 30 th Sept	Marie Louise Crawley (Coventry Uni appt) dance and history
9 th - 27 th August	Susannah Pearce (MMD appt, musical librettist)
25 th July - 6 th August	Maggie Gee (founder's time)
8 th - 23 rd July	Elizabeth Speller (founder's time)
27 th June - 4 th July	Louise Ainsley (MMD auction winner, one week)
30 th May - 25 th June	Elizabeth Cook, prose fiction
2 nd May - 28 th May	Tara Wilson, non-fiction writer
11 th - 30 th April	Carole Griffiths, modeller/artist (Covt Uni.appt)
2021	

Foyle Foundation

Their five year commitment of funds for bursaries having ceased (March 2021) they gave an extra allocation of £4,000 for transitional work, which was used to employ a temporary fund-raiser.

Legends of deep England- explored and re-imagined.

This new anthology originated early in the Covid pandemic as a means of utilising money allocated for writers' benefit by commissioning them to write while safely in their homes. Twelve legends associated with Warwickshire were selected and twelve historians commissioned to write a factual analysis, while twelve fiction writers were invited to create a contemporary story based on each legend. Some of the fiction writers defaulted but the whole scheme was largely complete by end 2021 and two stories were then edited by George Miller for presentation to likely publishers. There has been some delay in this project due to the infirmity of SH, but it is on the Trust's agenda for completion this year.

Arts Council England

The Consultancy Report, for which ACE contributed £15,000, was completed in February 2021 and circulated accordingly. A new application was prepared in autumn 2021 whereby HHT initiated collaboration with Writers West Midlands on a project called 'Open House', whereby ten writers from marginal and alternative societal groups would each come for a short period to Church Cottage for a mentored residency. ACE allocated £29,000 for this in February 2022 but, due to HHT staffing difficulties, the start of this programme has been put off until 2023.

Fund-raising

Louise Jelley was appointed as a temporary fund-raiser on behalf of HHT. From January 2022 she made nearly thirty separate applications to charitable foundations of which five had made small grants by April 2022. More may be forthcoming as such decisions can take six/nine months to process.

Financial review

HHT listed income is inflated by the £27,330 from ACE for a postponed project but once that is subtracted, HHT income just exceeded its total expenditure by £544 which in Mr Macawber's terms spells 'happiness'.

A combination of loyal donors, monthly direct debits and re-claimed gift aid enabled HHT to function even when its secretary/founder was incapacitated but this event has highlighted the necessity for future staff planning.

Approved by order of the board of trustees on 23/8/2022 and signed on its behalf by:



Name: Carole Manship
Position: Acting Chair of Trustees

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE HOSKING HOUSE TRUST**

Independent examiner's report to the trustees of The Hosking House Trust

I report to the charity trustees on my examination of the accounts of The Hosking House Trust (the Trust) for the year ended 31 March 2022.

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').

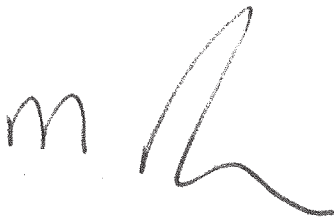
I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.



Mark Bullock, FCA
Murphy Salisbury Limited
Chartered Accountants
15 Warwick Road
Stratford upon Avon
Warwickshire
CV37 6YW

23/08/2022
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THE HOSKING HOUSES TRUST
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31st MARCH 2022

	Unrestricted funds	Restricted funds	Total funds	Last year
	£	£	£	£
Receipts				
Arts Council England		27,330	27,330	13,095
Other grants	9,200	4,500	13,700	11,500
Donations	5,371	-	5,371	7,383
Other income	315	-	315	372
TOTAL RECEIPTS	14,886	31,830	46,716	32,350
Payments				
Church cottage costs	5,049	-	5,049	3,660
Trust costs	3,720	-	3,720	2,423
Fundraising costs	2,536	-	2,536	216
Bursaries and prizes	-	3,725	3,725	3,000
Church Cottage lettering commission	-	-	-	5,000
ACE Consultancy	-	250	250	13,150
Open House Project (ACE)	-	800	800	-
Legends of deep England	-	3,850	3,850	2,100
TOTAL PAYMENTS	11,305	8,625	19,930	29,549
SURPLUS / (DEFICIT)	3,581	23,205	26,786	2,801
Transfers between funds	1,150	(1,150)	-	-
Cash funds brought forward at 1 April 2021	5,136	6,845	11,981	9,180
Cash funds carried forward at 31 March 2022	9,867	28,900	38,767	11,981

RESTRICTED AND UNRESTRICTED FUNDS AS AT 31 MARCH 2022	Funds as at 1 April 2021	Income during the year	Costs during the year	Transfers	Funds as at 31 March 2022
RESTRICTED FUNDS					
ACE consultancy	(55)	1,455	(250)	(1,150)	-
Open House Project (ACE)	-	25,875	(800)		25,075
Bursaries Fund	2,000	2,750	(3,725)	-	1,025
Legends of deep England	4,900	1,750	(3,850)	-	2,800
Total restricted funds	6,845	31,830	(8,625)	(1,150)	28,900
UNRESTRICTED FUNDS	5,136	14,886	(11,305)	1,150	9,867
TOTAL FUNDS	11,981	46,716	(19,930)	-	38,767

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31st MARCH 2022

		Unrestricted funds	Restricted funds
		£	£
Cash funds	Lloyds Bank plc	9,867	28,900
	<i>Total cash funds</i>	9,867	28,900
Investment assets		Cost	Cost
	The Trust is a beneficial tenant in common with Sarah Hosking of the property 33 The Square, Clifford Chambers, including the Annexe 33A. (Assessed values based on local prices at May 2021: £490,000)	60,500	0
Assets retained for the charity's own use		Cost	Cost
	Freehold Property - Church Cottage, 35 The Square, Clifford Chambers, including riverside land. (Assessed value based on local prices at May 2021: £290,000)	180,000	0
	Cost of studio completed September 2019	52,426	0
			0
Liabilities	Loans for capital project	0	0
	<i>Total liabilities</i>	0	0

Approved by the Trustees and signed on their behalf by :



Name: Carole Manship
Position: Acting Chair of trustees

23/08/2022

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THE HOSKING HOUSE TRUST

England & Wales - Charity number 1076713

Accounts

THE HOSKING HOUSES TRUST

registered charity no. 1076713

**RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED**

31st March 2021

THE HOSKING HOUSES TRUST

registered charity no. 1076713

**RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED**

31st March 2021

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THE HOSKING HOUSE TRUST

TRUSTEES, HONORARY FELLOWS, PATRONS AND STAFF for the year ending 31st March 2021

Trustees

Kate McLuskie (chair)
Mary Jane Baxter (appointed 2020)
Amanda Smyth (appointed 2020)
Louise Campbell (retired 2020)
Sara Lunt
Teresa Howard
Gill Sutherland

Honorary Fellows

Michael Bywater
Petra Dolby
Kathleen Duncan
Wendy Harrison
Cherry Knott

Patrons; Marina Warner (resigned October 2020)
Emma Thompson (appointed December 2020)

Staff

Sarah Hosking, secretary/founder (voluntary) (partially retired autumn 2020)
John Elliott, part-time gardener/handyman
Heather Taylor Bookkeeper
Andrew Holtom, website manager

Principal office

33, The Square,
Clifford Chambers
Stratford-upon-Avon CV37 8HT
Telephone 01789 262924
sarahhosking@btinternet.com

Bankers

Lloyds TSB Bank plc
22, Bridge Street
Stratford-upon-Avon CV37 6AG

Solicitors

Rachel Gwynne of Shakespeare Martineau
Bridgeway House
Bridgeway
Stratford-upon-Avon CV37 6YX

Financial statements review

David Fletcher annually prepares the accounts for trustee inspection and validation by Murphy Salisbury accountants.

THE HOSKING HOUSE TRUST

Report of the Trustees

For the year 1st April 2020 to 31st March 2021

The Trustees hereby present their report with the financial statements of the Charity. These have been prepared in accordance with appropriate accounting policies and comply with the Charity's Trust Deed and applicable law.

Governance and structure

The Hosking Houses Trust is constituted under a trust deed dated April 1995 and is a registered charity (no. 1076713). It is controlled by this trust deed and constitutes an unincorporated charity. The object of the charity is the relief of poverty by providing, maintaining and improving accommodation and financial support for women artists/writers of further promise and acknowledged achievement.

Organisation and management

This year was marked by six months' closure of Church Cottage due to the Covid pandemic and by the partial retirement of Sarah Hosking, the founder/secretary who has run the Trust since its inception in 2002. Aged 80 in October 2021, this was expected and Kate McLuskie undertook more duties as plans for the Trust's long-term future were made.

Trustees met in person for a conventional meeting on 9th July and this was the last attended and minuted by SH. A further meeting for trustees connected by Zoom was held on 21st January 2021.

Louise Campbell retired and two new trustees were welcomed at that meeting, Mary Jane Baxter and Amanda Smyth. The book-keeper (Heather Taylor) was reappointed, who oversees the books for David Fletcher (former director of finance for the RSC) who again prepares the accounts for Trustee inspection and validation by Murphy Salisbury accountants. Our income exceeded £25,000 (£32,350) and David Fletcher's preparation is to be separately audited (in accordance with Charity Commission requirements). Our two occasional/paid staff, Andrew Holtom for all IT matters and gardener/handyman John Elliott continued loyal and reliable.

Activities /achievements

Overall effect of the Covid pandemic

Apart from the closure for six months of Church Cottage and the cancellation of all publicity events for *Kiss and part- an anthology*, the Trust did not suffer. A small amount income was lost but savings on revenue expenditure off-set this and, because we run on voluntary staff, there were no difficulties.

Church Cottage's programme

Church Cottage had a full programme of residencies planned when it was closed in mid-March 2020 under instructions from Stratford District Council. Even though it was offered to the NHS for their usage, it remained empty until July when some new writers and some known to us used it until a further shut-down was imposed in late December. The time was used compiling a full programme of new writers starting in March 2021 and stretching into winter 2022.

January – March 2021 closed due to Covid pandemic

20 th November 2020 - 2 nd January 2021	Elizabeth Speller
31 st October - 14 th November 2020	Salley Vickers
3 rd - 28 th October 2020	Anita Pati, poet
19 th - 28 th September 2020	Anna Shevchenko
5 th - 15 th September 2020	Elizabeth Speller
22 nd August - 3 rd September 2020	Mary Jane Baxter
6 th - 19 th August 2020	Maggie Gee, novelist
20 th - 31 st July 2020	Chino Odimba, playwright

March – July 2020...closed due to Covid pandemic

Full details of each resident's working title and publisher are on our website www.hoskinghouses.co.uk
Publications resulting from residencies are regularly received.

Partnerships

Collaboration with Coventry University was 'held-over' until shut-down lifted and a new partnership with Mercury Musicals Development was similarly delayed, and new appointments with each, supported by financial input, have now been concluded

Kiss and Part- an anthology . A series of talks at literary festivals were arranged by an agent employed by the Canterbury Press, and two of these took place before the Coronavirus lockdown in March 2020 but a further eight were cancelled and no new ones initiated. This invariably affected sales.

Foyle Foundation

This year was the final in their five years' allocation of £10,000 for writers' support and, with their agreement, while £3,000 was used on bursaries, the remaining £7,000 was used to support writers on a new collaborative/commissioned project.

Legends of deep England- explored and re-imagined.

This anthology consists of twelve legends associated with Warwickshire and each is being given a historical study and also a companionate creative story. Eleven novelists and twelve researchers with an editor and also Marina Warner contracted to write the introduction comprise the team which is due for completion August 2021. The £7,000 was supplemented by another £2,750 specifically raised. The aim has been to use the allocated money for writer support even while Church Cottage was closed, and to create a new publication further identifying the Trust with Warwickshire.

Arts Council England

In anticipation of the secretary retiring, ACE granted £15,000 for a consultancy to be conducted on the Trust's overall operation to determine how to fund her replacement. This was completed in winter 2021 and a further application for funding for such a post is, as a result, being prepared.

Lettering commissioned

Funding was received to commission Alec Peever to letter-carve two slate plaques, one each side of Church Cottage new front door.

Financial review

The unrestricted operations of the Trust generated a surplus in the year of £11,981 which has been carried forward into next year.

Summary

Owning freehold[property and employing no staff allowed the Trust to use the empty months in commissioning twenty-four writers on an original project that may well enhance the Trust's overall reputation.

Approved by order of the board of trustees on 26.08.2021 and signed on its behalf by:

Kathleen McLuskie

Name: Kathleen E McLuskie
Position: Chair of Trustees

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE HOSKING HOUSE TRUST**

Independent examiner's report to the trustees of The Hosking House Trust

I report to the charity trustees on my examination of the accounts of The Hosking House Trust (the Trust) for the year ended 31 March 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 Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.



Mark Bullock, FCA
Murphy Salisbury Limited
Chartered Accountants
15 Warwick Road
Stratford upon Avon
Warwickshire
CV37 6YW

26.08.2021

**THE HOSKING HOUSES TRUST
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31st MARCH 2021**

	Unrestricted funds	Restricted funds	Total funds	Last year
	£	£	£	£
Receipts				
Arts Council England	-	13,095	13,095	-
Other grants	6,000	5,500	11,500	20,000
Donations	5,883	1,500	7,383	16,636
Fundraising events	-	-	-	280
Books	-	-	-	769
Other income	372	-	372	280
TOTAL RECEIPTS	12,255	20,095	32,350	37,965
Payments				
Church cottage costs	3,660	-	3,660	5,538
Trust costs	2,423	-	2,423	6,132
Fundraising costs	216	-	216	566
Bursaries and prizes	-	3,000	3,000	9,000
Loan repayment	-	-	-	4,000
Church Cottage lettering commission	-	5,000	5,000	-
ACE Consultancy	-	13,150	13,150	-
'Legends of deep England' a commissioned book	-	2,100	2,100	-
Studio Project	-	-	-	3,696
TOTAL PAYMENTS	6,299	23,250	29,549	28,932
SURPLUS / (DEFICIT)	5,956	(3,155)	2,801	9,033
Transfers between funds	(820)	820	-	-
Cash funds brought forward at 1 April 2020	(0)	9,180	9,180	147
Cash funds carried forward at 31 March 2021	5,136	6,845	11,981	9,180

RESTRICTED AND UNRESTRICTED FUNDS AS AT 31 MARCH 2021	Funds as at 1 April 2020	Income during the year	Costs during the year	Transfers	Funds as at 31 March 2021
RESTRICTED FUNDS					
Studio Room	(1,820)	-	-	1,820	-
Annexe development	1,000	-	-	(1,000)	-
ACE consultancy	-	13,095	(13,150)	-	(55)
Church Cottage lettering commission	-	5,000	(5,000)	-	-
Coventry University Bursary Fund	-	2,000	-	-	2,000
Skoyles Bursaries Fund	10,000	-	(5,100)	-	4,900
Total restricted funds	9,180	20,095	(23,250)	820	6,845
UNRESTRICTED FUNDS	(0)	12,255	(6,299)	(820)	5,136
TOTAL FUNDS	9,180	32,350	(29,549)	-	11,981

THE HOSKING HOUSES TRUST
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31st MARCH 2021

		Unrestricted funds	Restricted funds
		£	£
Cash funds	Lloyds Bank plc	5,136	6,845
	Total cash funds	5,136	6,845
Investment assets		Cost	Cost
	The Trust is a beneficial tenant in common with Sarah Hosking of the property 33 The Square, Clifford Chambers, including the Annexe 33A. (Assessed values based on local prices at May 2021: £490,000)	60,500	0
Assets retained for the charity's own use		Cost	Cost
	Freehold Property – Church Cottage, 35 The Square, Clifford Chambers, including riverside land. (Assessed value based on local prices at May 2021: £290,000)	180,000	0
			0
	Cost of studio completed September 2019	52,426	0
Liabilities	Loans for capital project	0	0
	Total liabilities	0	0

Approved by the Trustees and signed on their behalf by :

Kathleen McLuskie

Name: Kathleen E. McLuskie
 Position: Chair of trustees

26.08.21