

# Oxhaven Trust

England & Wales · Charity number 1182892

## Details

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Other names	BRIGHT FAMILY CHARITY
Status	Registered
Legal form	Trust
Registered	2019-04-09
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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**Address** Unit 1  
Chapple House  
25 Oxford Road  
Kidlington  
Oxfordshire  
OX5 2GG

**Phone** 01865819020

**Email** [tbfc@oxhold.co.uk](mailto:tbfc@oxhold.co.uk)

## Activities

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**Objects:** THE OBJECTS OF THE CHARITY ('THE OBJECTS') ARE: TO ADVANCE SUCH CHARITABLE PURPOSES (ACCORDING TO THE LAW OF ENGLAND AND WALES) AS THE TRUSTEES SEE FIT FROM TIME TO TIME IN PARTICULAR BUT NOT LIMITED TO: 1. THE PREVENTION OR RELIEF OF POVERTY ANYWHERE IN THE WORLD BY PROVIDING: GRANTS, ITEMS AND SERVICES TO INDIVIDUALS IN NEED AND/OR CHARITIES, OR OTHER ORGANISATIONS WORKING TO PREVENT OR RELIEVE POVERTY. 2. THE ADVANCEMENT OF HEALTH INCLUDING THE PREVENTION OR RELIEF OF SICKNESS, DISEASE OR HUMAN SUFFERING, AS WELL AS THE PROMOTION OF HEALTH BY PROVIDING: GRANTS, ITEMS, SERVICES AND FACILITIES TO EASE THE SUFFERING OR ASSIST THE RECOVERY OF PEOPLE WHO ARE SICK, CONVALESCENT, DISABLED OR INFIRM OR TO PROVIDE COMFORTS FOR PATIENTS. 3. TO PROMOTE SOCIAL INCLUSION FOR THE PUBLIC BENEFIT BY PREVENTING PEOPLE FROM BECOMING SOCIALLY EXCLUDED, RELIEVING THE NEEDS OF THOSE PEOPLE WHO ARE SOCIALLY EXCLUDED AND ASSISTING THEM TO INTEGRATE INTO SOCIETY. FOR THE PURPOSE OF THIS CLAUSE 'SOCIALLY EXCLUDED' MEANS BEING EXCLUDED FROM SOCIETY, OR PART OF SOCIETY, AS A RESULT OF BEING A MEMBER OF A SOCIALLY AND ECONOMICALLY DEPRIVED COMMUNITY. 4. TO PROMOTE FOR THE BENEFIT OF THE PUBLIC THE CONSERVATION PROTECTION AND IMPROVEMENT OF THE PHYSICAL AND NATURAL ENVIRONMENT. 5. TO ADVANCE THE CHRISTIAN RELIGION FOR THE BENEFIT OF THE PUBLIC IN ACCORDANCE WITH THE DOCTRINES OF THE CHURCH OF ENGLAND.

**Activities:** Focus on poverty, health, social inclusion; providing grants to nominees of agencies or charities particularly in Oxfordshire.

## Classification

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- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Other Finance
- **What:** General Charitable Purposes
- **Who:** Other Charities Or Voluntary Bodies, Other Defined Groups

## Geography

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- Throughout England

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-11-30	£182,712	£72,835	-	-
2024-11-30	£466,633	£105,933	-	-
2023-11-30	£76,122	£60,440	-	-
2022-11-30	£998,850	£58,311	£1,754,253	0
2021-11-30	£417,618	£8,774	-	-

## Trustees

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Name	Role	Appointed
Christopher Bright		2018-12-19
Jacob Bright		2025-01-01
Professor SUSAN BRIGHT		2018-12-19
Samuel Bright		2019-05-08

**Oxhaven Trust**

England & Wales - Charity number 1182892

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# Accounts

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Report of the Trustees and  
Unaudited Financial Statements for the Year Ended 30 November 2025  
for  
Oxhaven Trust

Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

Contents of the Financial Statements  
for the Year Ended 30 November 2025

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The trustees present their report with the financial statements of the charity for the year ended 30 November 2025.

The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' which is applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Ireland (FRS102) (effective 1 January 2019), and with the Charities Act 2011.

## **OBJECTIVES AND ACTIVITIES**

### **Objectives and aims**

The objects of the charity ('the objects') are:

1. The prevention or relief of poverty anywhere in the world by providing: grants, items and services to individuals in need and/or charities, or other organisations working to prevent or relieve poverty.
2. The advancement of health including the prevention or relief of sickness, disease or human suffering, as well as the promotion of health by providing: grants, items, services and facilities to ease the suffering or assist the recovery of people who are sick, convalescent, disabled or infirm or to provide comforts for patients.
3. To promote social inclusion for the public benefit by preventing people from becoming socially excluded, relieving the needs of those people who are socially excluded and assisting them to integrate into society. For the purpose of this clause 'socially excluded' means being excluded from society, or part of society, as a result of being a member of a socially and economically deprived community.
4. To promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment.
5. To advance the Christian religion for the benefit of the public in accordance with the doctrines of the Church of England.

The charity does not raise funds directly from the public.

### **Public benefit**

The trustees have complied with their duty in section 4 of the 2006 Act to have due regard to guidance on public benefit published by the Commission.

## **ACHIEVEMENTS AND PERFORMANCE**

The Trustees identified opportunities to expand the affordable housing stock and subsequently purchased two new properties in February 2026.

The charity principally provides a benefit by making housing available at affordable rents to those who are vulnerably housed or having difficulty finding housing. Housing continues to be provided to refugees relocated from Syria and Afghanistan under UK Resettlement Schemes as well as a property let to an ex-prisoner and people on low incomes. All of these found accessing housing difficult and provision by the charity has provided homes and stability for the tenants and their families. The charity also made donations for religious purposes.

## **FINANCIAL REVIEW**

### **Reserves policy**

The charity maintains sufficient reserves to ensure that the requisite maintenance of its properties can be undertaken in a timely way and to ensure that it is able to meet the interest payments on its loans.

## **FINANCIAL REVIEW**

The charity achieved a surplus for the year of £109,877 (2024 £360,640).

At the end of the year, the charity had cash and bank reserves of £66,797 (2024 £25,703).

The trustees are confident of the ability of the charity to continue as a going concern in the foreseeable future.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

The charity is controlled by its governing document, a deed of trust dated 17 March 2020 and constitutes an unincorporated charity.

### **Recruitment and appointment of new trustees**

The procedures for the selection and appointment of trustees are set out in the governing document.

### **Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

## **REFERENCE AND ADMINISTRATIVE DETAILS**

### **Registered Charity number**

1182892

### **Principal address**

Unit 1  
Chapple House  
25 Oxford Road  
Kidlington  
OX5 2GG

### **Trustees**

C Bright  
Professor S Bright  
S Bright  
J Bright (appointed 1/1/2025)

### **Independent Examiner**

Mrs J.E. Mason FCCA  
Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

Oxhaven Trust

Report of the Trustees  
for the Year Ended 30 November 2025

Approved by order of the board of trustees on 3 March 2026 and signed on its behalf by:

J Bright - Trustee

Independent Examiner's Report to the Trustees of  
Oxhaven Trust

**Independent examiner's report to the trustees of Oxhaven Trust**

I report to the charity trustees on my examination of the accounts of Oxhaven Trust (the Trust) for the year ended 30 November 2025.

**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.

Mrs J.E. Mason FCCA

Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

3 March 2026

Oxhaven Trust

Statement of Financial Activities  
for the Year Ended 30 November 2025

		30/11/25 Unrestricted fund £	30/11/24 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>	Notes		
Donations and legacies	2	89,876	385,983
Investment income	3	92,836	80,650
<b>Total</b>		<u>182,712</u>	<u>466,633</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>	4		
Charitable expenditure		<u>72,835</u>	<u>105,993</u>
<b>NET INCOME</b>		109,877	360,640
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		<u>2,130,575</u>	<u>1,769,935</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>2,240,452</u></u>	<u><u>2,130,575</u></u>

The notes form part of these financial statements

Oxhaven Trust

Balance Sheet  
30 November 2025

	Notes	30/11/25 Unrestricted fund £	30/11/24 Total funds £
<b>FIXED ASSETS</b>			
Investment property	9	2,993,300	2,993,300
<b>CURRENT ASSETS</b>			
Debtors	10	25,000	25,000
Cash at bank		66,797	25,703
		<u>91,797</u>	<u>50,703</u>
<b>CREDITORS</b>			
Amounts falling due within one year	11	(23,145)	(91,928)
		<u>68,652</u>	<u>(41,225)</u>
<b>NET CURRENT ASSETS</b>			
		3,061,952	2,952,075
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
<b>CREDITORS</b>			
Amounts falling due after more than one year	12	(821,500)	(821,500)
		<u>2,240,452</u>	<u>2,130,575</u>
<b>NET ASSETS</b>			
<b>FUNDS</b>	14		
Unrestricted funds		2,240,452	2,130,575
<b>TOTAL FUNDS</b>		<u>2,240,452</u>	<u>2,130,575</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 3 March 2026 and were signed on its behalf by:

J Bright - Trustee

The notes form part of these financial statements

Oxhaven Trust

Cash Flow Statement  
for the Year Ended 30 November 2025

	Notes	30/11/25 £	30/11/24 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	94,646	403,850
Interest paid		(55,073)	(61,739)
Net cash provided by operating activities		<u>39,573</u>	<u>342,111</u>
<b>Cash flows from investing activities</b>			
Purchase of investment property		-	(325,000)
Interest received		1,521	107
Net cash provided by/(used in) investing activities		<u>1,521</u>	<u>(324,893)</u>
<b>Change in cash and cash equivalents in the reporting period</b>			
Cash and cash equivalents at the beginning of the reporting period		<u>25,703</u>	<u>8,485</u>
Cash and cash equivalents at the end of the reporting period		<u><u>66,797</u></u>	<u><u>25,703</u></u>

The notes form part of these financial statements

Notes to the Cash Flow Statement  
for the Year Ended 30 November 2025

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	30/11/25	30/11/24
	£	£
<b>Net income for the reporting period (as per the Statement of Financial Activities)</b>	109,877	360,640
<b>Adjustments for:</b>		
Interest received	(1,521)	(107)
Interest paid	55,073	61,739
Increase in debtors	-	(25,000)
(Decrease)/increase in creditors	(68,783)	6,578
	<u>94,646</u>	<u>403,850</u>
<b>Net cash provided by operations</b>	<u><u>94,646</u></u>	<u><u>403,850</u></u>

**2. ANALYSIS OF CHANGES IN NET (DEBT)/FUNDS**

	At 1/12/24	Cash flow	At 30/11/25
	£	£	£
<b>Net cash</b>			
Cash at bank	25,703	41,094	66,797
	<u>25,703</u>	<u>41,094</u>	<u>66,797</u>
<b>Debt</b>			
Debts falling due within 1 year	(91,196)	68,950	(22,246)
	<u>(91,196)</u>	<u>68,950</u>	<u>(22,246)</u>
<b>Total</b>	<u><u>(65,493)</u></u>	<u><u>110,044</u></u>	<u><u>44,551</u></u>

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with 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), with FRS 102 and with the requirements of the Charities Act 2011.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2025

**2. DONATIONS AND LEGACIES**

	30/11/25	30/11/24
	£	£
Gifts	68,010	374,522
Gift aid	21,866	11,461
	<u>89,876</u>	<u>385,983</u>

**3. INVESTMENT INCOME**

	30/11/25	30/11/24
	£	£
Rents received	91,315	80,543
Deposit account interest	1,521	107
	<u>92,836</u>	<u>80,650</u>

**4. CHARITABLE ACTIVITIES COSTS**

	Grant funding of activities (see note 5)	Support costs (see note 6)	Totals
	£	£	£
Charitable expenditure	<u>2,400</u>	<u>70,435</u>	<u>72,835</u>

**5. GRANTS PAYABLE**

	30/11/25	30/11/24
	£	£
Charitable expenditure	<u>2,400</u>	<u>28,446</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2025

**6. SUPPORT COSTS**

	Finance	Other	Governance costs	Totals
	£	£	£	£
Charitable expenditure	55,120	2,597	12,718	70,435
	<u>55,120</u>	<u>2,597</u>	<u>12,718</u>	<u>70,435</u>

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 November 2025 nor for the year ended 30 November 2024.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 30 November 2025 nor for the year ended 30 November 2024.

**8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Donations and legacies	385,983
Investment income	80,650
<b>Total</b>	<u>466,633</u>
<b>EXPENDITURE ON</b>	
<b>Charitable activities</b>	
Charitable expenditure	<u>105,993</u>
<b>NET INCOME</b>	360,640
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	1,769,935
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>2,130,575</u></u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2025

**9. INVESTMENT PROPERTY**

£

**FAIR VALUE**

At 1 December 2024

and 30 November 2025

2,993,300

**NET BOOK VALUE**

At 30 November 2025

2,993,300

At 30 November 2024

2,993,300

**10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

30/11/25

30/11/24

£

£

Other debtors

25,000

25,000

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

30/11/25

30/11/24

£

£

Other loans (see note 13)

22,246

91,196

Accrued expenses

899

732

23,145

91,928

Creditors falling due within one year include loans of £22,246 (2024 £91,196). See note 15.

**12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

30/11/25

30/11/24

£

£

Other creditors - see note 14

25,000

25,000

Bank loans

796,500

796,500

821,500

821,500

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2025

**13. LOANS**

An analysis of the maturity of loans is given below:

	30/11/25 £	30/11/24 £
Amounts falling due within one year on demand:		
Other loans	22,246	91,196
	<u>22,246</u>	<u>91,196</u>

Bank loans of £796,500 (2024 £796,500) are secured on the property to which they relate. These are interest only mortgages repayable wholly after more than five years.

There are further loans of £25,000 which are wholly repayable after ten years (2024 £25,000). They are unsecured and no interest is payable on them.

**14. MOVEMENT IN FUNDS**

	At 1/12/24 £	Net movement in funds £	At 30/11/25 £
<b>Unrestricted funds</b>			
General fund	2,130,575	109,877	2,240,452
	<u>2,130,575</u>	<u>109,877</u>	<u>2,240,452</u>
<b>TOTAL FUNDS</b>	<u>2,130,575</u>	<u>109,877</u>	<u>2,240,452</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	182,712	(72,835)	109,877
	<u>182,712</u>	<u>(72,835)</u>	<u>109,877</u>
<b>TOTAL FUNDS</b>	<u>182,712</u>	<u>(72,835)</u>	<u>109,877</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2025

14. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/12/23 £	Net movement in funds £	At 30/11/24 £
<b>Unrestricted funds</b>			
General fund	1,769,935	360,640	2,130,575
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>1,769,935</u>	<u>360,640</u>	<u>2,130,575</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	466,633	(105,993)	360,640
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>466,633</u>	<u>(105,993)</u>	<u>360,640</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/12/23 £	Net movement in funds £	At 30/11/25 £
<b>Unrestricted funds</b>			
General fund	1,769,935	470,517	2,240,452
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>1,769,935</u>	<u>470,517</u>	<u>2,240,452</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2025

**14. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	649,345	(178,828)	470,517
	_____	_____	_____
<b>TOTAL FUNDS</b>	<u>649,345</u>	<u>(178,828)</u>	<u>470,517</u>

**15. RELATED PARTY DISCLOSURES**

During the year, donations were received of £67,000 (2024 £371,350) from the trustees which consist of loans which were waived.

As at 30 November 2025, loans of £22,246 (2024 £91,196) were owing to the trustees. No interest is payable on these loans and they have no set repayment date.

Oxhaven Trust

Detailed Statement of Financial Activities  
for the Year Ended 30 November 2025

	30/11/25 £	30/11/24 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Gifts	68,010	374,522
Gift aid	21,866	11,461
	<hr/>	<hr/>
	89,876	385,983
<b>Investment income</b>		
Rents received	91,315	80,543
Deposit account interest	1,521	107
	<hr/>	<hr/>
	92,836	80,650
<b>Total incoming resources</b>	<hr/>	<hr/>
	182,712	466,633
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Grants to individuals	2,400	28,446
<b>Support costs</b>		
<b>Finance</b>		
Bank charges	47	52
Bank loan interest	55,073	61,739
	<hr/>	<hr/>
	55,120	61,791
<b>Other</b>		
Light and heat	1,697	2,734
Accountancy	900	732
	<hr/>	<hr/>
	2,597	3,466
<b>Governance costs</b>		
Insurance	2,052	1,751
Other legal and professional	4,490	1,860
Repairs and renewals	6,176	8,679
	<hr/>	<hr/>
	12,718	12,290

This page does not form part of the statutory financial statements

Oxhaven Trust

Detailed Statement of Financial Activities  
for the Year Ended 30 November 2025

	30/11/25	30/11/24
	£	£
Total resources expended	72,835	105,993
<b>Net income</b>	<b>109,877</b>	<b>360,640</b>

This page does not form part of the statutory financial statements

**Oxhaven Trust**

England & Wales - Charity number 1182892

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# Accounts

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Unaudited Financial Statements for the Year Ended 30 November 2024  
for  
Oxhaven Trust

Chapman Robinson and Moore Limited  
30 Bankside Court  
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Oxhaven Trust

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The trustees present their report with the financial statements of the charity for the year ended 30 November 2024.

The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' which is applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Ireland (FRS102) (effective 1 January 2019), and with the Charities Act 2011.

## **OBJECTIVES AND ACTIVITIES**

### **Objectives and aims**

The objects of the charity ('the objects') are:

1. The prevention or relief of poverty anywhere in the world by providing: grants, items and services to individuals in need and/or charities, or other organisations working to prevent or relieve poverty.
2. The advancement of health including the prevention or relief of sickness, disease or human suffering, as well as the promotion of health by providing: grants, items, services and facilities to ease the suffering or assist the recovery of people who are sick, convalescent, disabled or infirm or to provide comforts for patients.
3. To promote social inclusion for the public benefit by preventing people from becoming socially excluded, relieving the needs of those people who are socially excluded and assisting them to integrate into society. For the purpose of this clause 'socially excluded' means being excluded from society, or part of society, as a result of being a member of a socially and economically deprived community.
4. To promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment.
5. To advance the Christian religion for the benefit of the public in accordance with the doctrines of the Church of England.

The charity does not raise funds directly from the public.

### **Public benefit**

The trustees have complied with their duty in section 4 of the 2006 Act to have due regard to guidance on public benefit published by the Commission.

## **ACHIEVEMENT AND PERFORMANCE**

### **Charitable activities**

The charity continued to expand its housing stock available for affordable rent receiving a gift of a property, bringing the total to 5. Investment was made to upgrade two of these. In addition, housing support was given to a family made homeless. Grants were made to Christian charities.

The Trustees continued to look for further opportunities to expand the affordable housing stock.

The charity principally provides a benefit by making housing available at affordable rents to those who are vulnerably housed or having difficulty finding housing. Housing continues to be provided to refugees relocated from Syria and Afghanistan under UK Resettlement Schemes as well as a property let to an ex-prisoner. All of these found accessing housing difficult and provision by the charity has provided homes and stability for the tenants and their families.

## **FINANCIAL REVIEW**

### **Reserves policy**

The charity maintains sufficient reserves to ensure that the requisite maintenance of its properties can be undertaken in a timely way and to ensure that it is able to meet the interest payments on its loans.

The charity achieved a surplus for the year of £360,640 (2023 £15,682).

At the end of the year, the charity had cash and bank reserves of £25,703 (2023 £8,485).

The trustees are confident of the ability of the charity to continue as a going concern in the foreseeable future.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

The charity is controlled by its governing document, a deed of trust dated 17 March 2020 and constitutes an unincorporated charity.

### **Recruitment and appointment of new trustees**

The procedures for the selection and appointment of trustees are set out in the governing document.

### **Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

## **REFERENCE AND ADMINISTRATIVE DETAILS**

### **Registered Charity number**

1182892

### **Principal address**

105A Lonsdale Road  
Oxford  
OX2 7ET

### **Trustees**

C Bright  
Professor S Bright  
S Bright  
J Bright (appointed 1/1/2025)

### **Independent Examiner**

Alan P. Sowden FCCA CTA  
Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

Oxhaven Trust

Report of the Trustees  
for the Year Ended 30 November 2024

Approved by order of the board of trustees on 27 May 2025 and signed on its behalf by:

C Bright - Trustee

Independent Examiner's Report to the Trustees of  
Oxhaven Trust

**Independent examiner's report to the trustees of Oxhaven Trust**

I report to the charity trustees on my examination of the accounts of Oxhaven Trust (the Trust) for the year ended 30 November 2024.

**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**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

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.

Alan P. Sowden FCCA CTA

Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

27 May 2025

Oxhaven Trust

Statement of Financial Activities  
for the Year Ended 30 November 2024

		30/11/24 Unrestricted fund £	30/11/23 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>	Notes		
Donations and legacies	2	385,983	9,659
Investment income	3	80,650	66,463
<b>Total</b>		<u>466,633</u>	<u>76,122</u>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>	4		
Charitable donations		<u>105,993</u>	<u>60,440</u>
<b>NET INCOME</b>		360,640	15,682
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		<u>1,769,935</u>	<u>1,754,253</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>2,130,575</u></u>	<u><u>1,769,935</u></u>

The notes form part of these financial statements

Oxhaven Trust

Balance Sheet

30 November 2024

		30/11/24 Unrestricted fund £	30/11/23 Total funds £
<b>FIXED ASSETS</b>	Notes		
Investment property	9	2,993,300	2,668,300
<b>CURRENT ASSETS</b>			
Debtors	10	25,000	-
Cash at bank		25,703	8,485
		<u>50,703</u>	<u>8,485</u>
<b>CREDITORS</b>			
Amounts falling due within one year	11	(91,928)	(112,196)
		<u>(41,225)</u>	<u>(103,711)</u>
<b>NET CURRENT ASSETS</b>			
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,952,075	2,564,589
<b>CREDITORS</b>			
Amounts falling due after more than one year	12	(821,500)	(794,654)
		<u>2,130,575</u>	<u>1,769,935</u>
<b>NET ASSETS</b>			
<b>FUNDS</b>	14		
Unrestricted funds		2,130,575	1,769,935
<b>TOTAL FUNDS</b>		<u>2,130,575</u>	<u>1,769,935</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 27 May 2025 and were signed on its behalf by:

C Bright - Trustee

The notes form part of these financial statements

Oxhaven Trust

Cash Flow Statement  
for the Year Ended 30 November 2024

	Notes	30/11/24 £	30/11/23 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	403,850	80,449
Interest paid		(61,739)	(47,834)
Net cash provided by operating activities		<u>342,111</u>	<u>32,615</u>
<b>Cash flows from investing activities</b>			
Purchase of investment property		(325,000)	(480,344)
Interest received		107	1
Net cash used in investing activities		<u>(324,893)</u>	<u>(480,343)</u>
<b>Cash flows from financing activities</b>			
New loans in year		-	443,500
Net cash provided by financing activities		<u>-</u>	<u>443,500</u>
<b>Change in cash and cash equivalents in the reporting period</b>			
Cash and cash equivalents at the beginning of the reporting period		17,218	(4,228)
Cash and cash equivalents at the end of the reporting period		<u>8,485</u>	<u>12,713</u>
Cash and cash equivalents at the end of the reporting period		<u>25,703</u>	<u>8,485</u>

The notes form part of these financial statements

Notes to the Cash Flow Statement  
for the Year Ended 30 November 2024

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	30/11/24	30/11/23
	£	£
<b>Net income for the reporting period (as per the Statement of Financial Activities)</b>	360,640	15,682
<b>Adjustments for:</b>		
Interest received	(107)	(1)
Interest paid	61,739	47,834
(Increase)/decrease in debtors	(25,000)	24,000
Increase/(decrease) in creditors	6,578	(7,066)
	<hr/>	<hr/>
<b>Net cash provided by operations</b>	<u>403,850</u>	<u>80,449</u>

**2. ANALYSIS OF CHANGES IN NET DEBT**

	At 1/12/23	Cash flow	At 30/11/24
	£	£	£
<b>Net cash</b>			
Cash at bank	8,485	17,218	25,703
	<hr/>	<hr/>	<hr/>
	8,485	17,218	25,703
	<hr/>	<hr/>	<hr/>
<b>Debt</b>			
Debts falling due within 1 year	(111,500)	20,304	(91,196)
	<hr/>	<hr/>	<hr/>
	(111,500)	20,304	(91,196)
	<hr/>	<hr/>	<hr/>
<b>Total</b>	<u>(103,015)</u>	<u>37,522</u>	<u>(65,493)</u>

The notes form part of these financial statements

## **1. ACCOUNTING POLICIES**

### **Basis of preparing the financial statements**

These financial statements have been prepared in accordance with 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), with FRS 102 and with the requirements of the Charities Act 2011.

### **Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

### **Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

### **Taxation**

The charity is exempt from tax on its charitable activities.

### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2024

**2. DONATIONS AND LEGACIES**

	30/11/24	30/11/23
	£	£
Gifts	374,521	4,659
Gift aid	11,462	5,000
	<u>385,983</u>	<u>9,659</u>

**3. INVESTMENT INCOME**

	30/11/24	30/11/23
	£	£
Rents received	80,543	66,462
Deposit account interest	107	1
	<u>80,650</u>	<u>66,463</u>

**4. CHARITABLE ACTIVITIES COSTS**

	Grant funding of activities (see note 5) £	Support costs (see note 6) £	Totals £
Charitable donations	<u>28,446</u>	<u>77,547</u>	<u>105,993</u>

**5. GRANTS PAYABLE**

	30/11/24	30/11/23
	£	£
Charitable donations	<u>28,446</u>	<u>-</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2024

**6. SUPPORT COSTS**

	Finance	Other	Governance costs	Totals
	£	£	£	£
Charitable donations	<u>61,791</u>	<u>3,466</u>	<u>12,290</u>	<u>77,547</u>

**7. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 November 2024 nor for the year ended 30 November 2023.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 30 November 2024 nor for the year ended 30 November 2023.

**8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Donations and legacies	9,659
Investment income	<u>66,463</u>
<b>Total</b>	<u>76,122</u>
<b>EXPENDITURE ON</b>	
<b>Charitable activities</b>	
Charitable donations	<u>60,440</u>
<b>NET INCOME</b>	15,682
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	1,754,253
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>1,769,935</u></u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2024

**9. INVESTMENT PROPERTY**

	£
<b>FAIR VALUE</b>	
At 1 December 2023	2,668,300
Additions	325,000
	<hr/>
At 30 November 2024	2,993,300
	<hr/>
<b>NET BOOK VALUE</b>	
At 30 November 2024	2,993,300
	<hr/>
At 30 November 2023	2,668,300
	<hr/> <hr/>

**10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30/11/24	30/11/23
	£	£
Other debtors	25,000	-
	<hr/>	<hr/>

**11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30/11/24	30/11/23
	£	£
Other loans (see note 13)	91,196	111,500
Accrued expenses	732	696
	<hr/>	<hr/>
	91,928	112,196
	<hr/> <hr/>	<hr/> <hr/>

Creditors falling due within one year include loans of £91,196 (2023 £111,500). See note 15.

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2024

**12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	30/11/24	30/11/23
	£	£
Other creditors - see note 13	25,000	-
Bank loans	796,500	794,654
	<u>821,500</u>	<u>794,654</u>

**13. LOANS**

An analysis of the maturity of loans is given below:

	30/11/24	30/11/23
	£	£
Amounts falling due within one year on demand:		
Other loans	<u>91,196</u>	<u>111,500</u>

Bank loans of £796,500 (2023 £794,654) are secured on the property to which they relate. These are interest only mortgages repayable wholly after more than five years.

There are further loans of £25,000 which are wholly repayable after ten years (2023 £nil). They are unsecured and no interest is payable on them.

**14. MOVEMENT IN FUNDS**

	At 1/12/23	Net movement in funds	At 30/11/24
	£	£	£
<b>Unrestricted funds</b>			
General fund	1,769,935	360,640	2,130,575
	<u>1,769,935</u>	<u>360,640</u>	<u>2,130,575</u>
<b>TOTAL FUNDS</b>			
	<u>1,769,935</u>	<u>360,640</u>	<u>2,130,575</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
<b>Unrestricted funds</b>			
General fund	466,633	(105,993)	360,640
	<u>466,633</u>	<u>(105,993)</u>	<u>360,640</u>
<b>TOTAL FUNDS</b>			
	<u>466,633</u>	<u>(105,993)</u>	<u>360,640</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2024

14. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1/12/22 £	Net movement in funds £	At 30/11/23 £
<b>Unrestricted funds</b>			
General fund	1,754,253	15,682	1,769,935
<b>TOTAL FUNDS</b>	<u>1,754,253</u>	<u>15,682</u>	<u>1,769,935</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	76,122	(60,440)	15,682
<b>TOTAL FUNDS</b>	<u>76,122</u>	<u>(60,440)</u>	<u>15,682</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/12/22 £	Net movement in funds £	At 30/11/24 £
<b>Unrestricted funds</b>			
General fund	1,754,253	376,322	2,130,575
<b>TOTAL FUNDS</b>	<u>1,754,253</u>	<u>376,322</u>	<u>2,130,575</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2024

**14. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	542,755	(166,433)	376,322
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>542,755</u>	<u>(166,433)</u>	<u>376,322</u>

**15. RELATED PARTY DISCLOSURES**

During the year, donations were received of £371,350 (2023 £3,400) from the trustees including loans which were waived and gifts from a company controlled by them, Oxhold Limited.

As at 30 November 2024, loans of £91,196 (2023 £111,500) were owing to the trustees. No interest is payable on these loans and they have no set repayment date.

Oxhaven Trust

Detailed Statement of Financial Activities  
for the Year Ended 30 November 2024

	30/11/24	30/11/23
	£	£
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Gifts	374,521	4,659
Gift aid	11,462	5,000
	<hr/>	<hr/>
	385,983	9,659
<b>Investment income</b>		
Rents received	80,543	66,462
Deposit account interest	107	1
	<hr/>	<hr/>
	80,650	66,463
<b>Total incoming resources</b>	<hr/>	<hr/>
	466,633	76,122
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Grants to individuals	28,446	-
<b>Support costs</b>		
<b>Finance</b>		
Bank charges	52	35
Bank loan interest	61,739	47,834
	<hr/>	<hr/>
	61,791	47,869
<b>Other</b>		
Light and heat	2,734	1,406
Accountancy	732	696
	<hr/>	<hr/>
	3,466	2,102
<b>Governance costs</b>		
Insurance	1,751	1,986
Other legal and professional	1,860	3,143
Repairs and renewals	8,679	5,340
	<hr/>	<hr/>
	12,290	10,469

This page does not form part of the statutory financial statements

Oxhaven Trust

Detailed Statement of Financial Activities  
for the Year Ended 30 November 2024

	30/11/24	30/11/23
	£	£
Total resources expended	105,993	60,440
<b>Net income</b>	<b>360,640</b>	<b>15,682</b>

This page does not form part of the statutory financial statements

**Oxhaven Trust**

England & Wales - Charity number 1182892

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# Accounts

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**REGISTERED CHARITY NUMBER: 1182892**

Report of the Trustees and  
Unaudited Financial Statements for the Year Ended 30 November 2023  
for  
Oxhaven Trust

Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

Oxhaven Trust

Contents of the Financial Statements  
for the Year Ended 30 November 2023

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## Oxhaven Trust

### Report of the Trustees for the Year Ended 30 November 2023

The trustees present their report with the financial statements of the charity for the year ended 30 November 2023.

The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' which is applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Ireland (FRS102) (effective 1 January 2019), and with the Charities Act 2011.

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The objects of the charity ('the objects') are:

1. The prevention or relief of poverty anywhere in the world by providing: grants, items and services to individuals in need and/or charities, or other organisations working to prevent or relieve poverty.
2. The advancement of health including the prevention or relief of sickness, disease or human suffering, as well as the promotion of health by providing: grants, items, services and facilities to ease the suffering or assist the recovery of people who are sick, convalescent, disabled or infirm or to provide comforts for patients.
3. To promote social inclusion for the public benefit by preventing people from becoming socially excluded, relieving the needs of those people who are socially excluded and assisting them to integrate into society. For the purpose of this clause 'socially excluded' means being excluded from society, or part of society, as a result of being a member of a socially and economically deprived community.
4. To promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment.
5. To advance the Christian religion for the benefit of the public in accordance with the doctrines of the Church of England.

The charity does not raise funds directly from the public.

##### **Public benefit**

The trustees have complied with their duty in section 4 of the 2006 Act to have due regard to guidance on public benefit published by the Commission.

#### **ACHIEVEMENT AND PERFORMANCE**

The charity principally provides a benefit by making housing available at affordable rents to those who are vulnerably housed or having difficulty finding housing. Housing continues to be provided to refugees relocated from Syria and Afghanistan under UK Resettlement Schemes as well as a property let to an ex-prisoner. All of these found accessing housing difficult and provision by the charity has provided homes and stability for the tenants and their families.

#### **FINANCIAL REVIEW**

##### **Reserves policy**

The charity maintains sufficient reserves to ensure that the requisite maintenance of its properties can be undertaken in a timely way and to ensure that it is able to meet the interest payments on its loans.

Oxhaven Trust

Report of the Trustees  
for the Year Ended 30 November 2023

**FINANCIAL REVIEW**

The charity achieved a surplus for the year of £15,682 (2022 £940,539).

At the end of the year, the charity had cash and bank reserves of £8,485 (2022 £12,713).

The trustees are confident of the ability of the charity to continue as a going concern in the foreseeable future.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust dated 17 March 2020 and constitutes an unincorporated charity.

**Recruitment and appointment of new trustees**

The procedures for the selection and appointment of trustees are set out in the governing document.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

1182892

**Principal address**

105A Lonsdale Road  
Oxford  
OX2 7ET

**Trustees**

C Bright  
Professor S Bright  
S Bright

**Independent Examiner**

Alan P. Sowden FCCA CTA  
Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

Oxhaven Trust

Report of the Trustees  
for the Year Ended 30 November 2023

Approved by order of the board of trustees on 13 August 2024 and signed on its behalf by:



.....  
C Bright - Trustee

Independent Examiner's Report to the Trustees of  
Oxhaven Trust

**Independent examiner's report to the trustees of Oxhaven Trust**

I report to the charity trustees on my examination of the accounts of Oxhaven Trust (the Trust) for the year ended 30 November 2023.

**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').

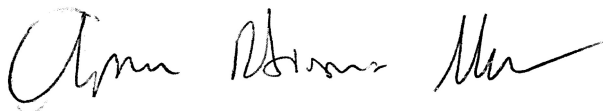
I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

**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.



Alan P. Sowden FCCA CTA

Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

Date: 13 August 2024

Oxhaven Trust

Statement of Financial Activities  
for the Year Ended 30 November 2023

		30/11/23 Unrestricted fund £	30/11/22 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>	Notes		
Donations and legacies	2	9,659	965,483
Investment income	3	<u>66,463</u>	<u>33,367</u>
<b>Total</b>		<u>76,122</u>	<u>998,850</u>
<b>EXPENDITURE ON</b>			
Raising funds	4	-	-
<b>Charitable activities</b>	5		
Charitable donations		60,440	58,311
Other		<u>-</u>	<u>-</u>
<b>Total</b>		<u>60,440</u>	<u>58,311</u>
<b>NET INCOME</b>		15,682	940,539
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		<u>1,754,253</u>	<u>813,714</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>1,769,935</u>	<u>1,754,253</u>

The notes form part of these financial statements

Oxhaven Trust

Balance Sheet  
30 November 2023

		30/11/23 Unrestricted fund £	30/11/22 Total funds £
<b>FIXED ASSETS</b>	Notes		
Investment property	10	2,668,300	2,187,956
<b>CURRENT ASSETS</b>			
Debtors	11	-	24,000
Cash at bank		<u>8,485</u>	<u>12,713</u>
		8,485	36,713
<b>CREDITORS</b>			
Amounts falling due within one year	12	(112,196)	(47,562)
		<u>(103,711)</u>	<u>(10,849)</u>
<b>NET CURRENT ASSETS</b>			
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		2,564,589	2,177,107
<b>CREDITORS</b>			
Amounts falling due after more than one year	13	(794,654)	(422,854)
		<u>1,769,935</u>	<u>1,754,253</u>
<b>NET ASSETS</b>			
<b>FUNDS</b>	15		
Unrestricted funds		<u>1,769,935</u>	<u>1,754,253</u>
<b>TOTAL FUNDS</b>		<u>1,769,935</u>	<u>1,754,253</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 13 August 2024 and were signed on its behalf by:

.....  
C Bright - Trustee

The notes form part of these financial statements

Oxhaven Trust

Cash Flow Statement  
for the Year Ended 30 November 2023

	Notes	30/11/23 £	30/11/22 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	80,449	934,324
Interest paid		<u>(47,834)</u>	<u>(10,341)</u>
Net cash provided by operating activities		<u>32,615</u>	<u>923,983</u>
<b>Cash flows from investing activities</b>			
Purchase of investment property		(480,344)	(1,392,956)
Interest received		<u>1</u>	<u>-</u>
Net cash used in investing activities		<u>(480,343)</u>	<u>(1,392,956)</u>
<b>Cash flows from financing activities</b>			
New loans in year		<u>443,500</u>	<u>462,354</u>
Net cash provided by financing activities		<u>443,500</u>	<u>462,354</u>
<b>Change in cash and cash equivalents in the reporting period</b>			
Cash and cash equivalents at the beginning of the reporting period		<u>12,713</u>	<u>19,332</u>
Cash and cash equivalents at the end of the reporting period		<u>8,485</u>	<u>12,713</u>

The notes form part of these financial statements

Oxhaven Trust

Notes to the Cash Flow Statement  
for the Year Ended 30 November 2023

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	30/11/23	30/11/22
	£	£
<b>Net income for the reporting period (as per the Statement of Financial Activities)</b>	15,682	940,539
<b>Adjustments for:</b>		
Interest received	(1)	-
Interest paid	47,834	10,341
Decrease/(increase) in debtors	24,000	(24,000)
(Decrease)/increase in creditors	<u>(7,066)</u>	<u>7,444</u>
<b>Net cash provided by operations</b>	<u>80,449</u>	<u>934,324</u>

**2. ANALYSIS OF CHANGES IN NET DEBT**

	At 1/12/22	Cash flow	At 30/11/23
	£	£	£
<b>Net cash</b>			
Cash at bank	<u>12,713</u>	<u>(4,228)</u>	<u>8,485</u>
	<u>12,713</u>	<u>(4,228)</u>	<u>8,485</u>
<b>Debt</b>			
Debts falling due within 1 year	<u>(39,500)</u>	<u>(72,000)</u>	<u>(111,500)</u>
	<u>(39,500)</u>	<u>(72,000)</u>	<u>(111,500)</u>
<b>Total</b>	<u>(26,787)</u>	<u>(76,228)</u>	<u>(103,015)</u>

The notes form part of these financial statements

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with 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), with FRS 102 and with the requirements of the Charities Act 2011.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year-end date are noted as a commitment but not accrued as expenditure.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Oxhaven Trust

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2023

**2. DONATIONS AND LEGACIES**

	30/11/23	30/11/22
	£	£
Gifts	<u>9,659</u>	<u>965,483</u>

**3. INVESTMENT INCOME**

	30/11/23	30/11/22
	£	£
Rents received	66,462	33,367
Deposit account interest	<u>1</u>	<u>-</u>
	<u>66,463</u>	<u>33,367</u>

**4. RAISING FUNDS**

**Raising donations and legacies**

	30/11/23	30/11/22
	£	£
Support costs	<u>-</u>	<u>-</u>

**Other trading activities**

	30/11/23	30/11/22
	£	£
Support costs	<u>-</u>	<u>-</u>

Aggregate amounts	<u>-</u>	<u>-</u>
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Oxhaven Trust

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2023

**5. CHARITABLE ACTIVITIES COSTS**

	Direct Costs £	Support costs (see note 7) £	Totals £
Charitable donations	<u>-</u>	<u>60,440</u>	<u>60,440</u>

**6. GRANTS PAYABLE**

	30/11/23 £	30/11/22 £
Charitable donations	<u>-</u>	<u>14,244</u>

**7. SUPPORT COSTS**

	Finance £	Other £	Governance costs £	Totals £
Raising donations and legacies	-	-	-	-
Charitable donations	<u>47,869</u>	<u>-</u>	<u>12,571</u>	<u>60,440</u>
	<u>47,869</u>	<u>-</u>	<u>12,571</u>	<u>60,440</u>

**8. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 November 2023 nor for the year ended 30 November 2022.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 30 November 2023 nor for the year ended 30 November 2022.

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Donations and legacies	965,483
Investment income	<u>33,367</u>
<b>Total</b>	<u>998,850</u>
<b>EXPENDITURE ON</b>	
Raising funds	-

Oxhaven Trust

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2023

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued**

	Unrestricted fund £
<b>Charitable activities</b>	
Charitable donations	58,311
Other	<u>-</u>
<b>Total</b>	<u>58,311</u>
<b>NET INCOME</b>	940,539
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	813,714
	<u>                    </u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>1,754,253</u></u>

**10. INVESTMENT PROPERTY**

	£
<b>FAIR VALUE</b>	
At 1 December 2022	2,187,956
Additions	<u>480,344</u>
At 30 November 2023	<u>2,668,300</u>
<b>NET BOOK VALUE</b>	
At 30 November 2023	<u><u>2,668,300</u></u>
At 30 November 2022	<u><u>2,187,956</u></u>

Oxhaven Trust

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2023

**11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30/11/23	30/11/22
	£	£
Deposit	<u>-</u>	<u>24,000</u>

**12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30/11/23	30/11/22
	£	£
Other creditors	<u>112,196</u>	<u>47,562</u>

**13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	30/11/23	30/11/22
	£	£
Other creditors	<u>794,654</u>	<u>422,854</u>

**14. LOANS**

An analysis of the maturity of loans is given below:

	30/11/23	30/11/22
	£	£
Amounts falling due within one year on demand:		
Other loans	<u>111,500</u>	<u>39,500</u>

**15. MOVEMENT IN FUNDS**

	At 1/12/22 £	Net movement in funds £	At 30/11/23 £
<b>Unrestricted funds</b>			
General fund	1,754,253	15,682	1,769,935
<b>TOTAL FUNDS</b>	<u>1,754,253</u>	<u>15,682</u>	<u>1,769,935</u>

Oxhaven Trust

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2023

**15. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	76,122	(60,440)	15,682
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>76,122</u>	<u>(60,440)</u>	<u>15,682</u>

**Comparatives for movement in funds**

	At 1/12/21 £	Net movement in funds £	At 30/11/22 £
<b>Unrestricted funds</b>			
General fund	813,714	940,539	1,754,253
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>813,714</u>	<u>940,539</u>	<u>1,754,253</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	998,850	(58,311)	940,539
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>998,850</u>	<u>(58,311)</u>	<u>940,539</u>

Oxhaven Trust

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2023

**15. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/12/21 £	Net movement in funds £	At 30/11/23 £
<b>Unrestricted funds</b>			
General fund	813,714	956,221	1,769,935
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>813,714</u>	<u>956,221</u>	<u>1,769,935</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	1,074,972	(118,751)	956,221
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>1,074,972</u>	<u>(118,751)</u>	<u>956,221</u>

**16. RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 30 November 2023.

Oxhaven Trust

Detailed Statement of Financial Activities  
for the Year Ended 30 November 2023

	30/11/23 £	30/11/22 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Gifts	9,659	965,483
<b>Investment income</b>		
Rents received	66,462	33,367
Deposit account interest	<u>1</u>	<u>-</u>
	<u>66,463</u>	<u>33,367</u>
<b>Total incoming resources</b>	76,122	998,850
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Insurance	1,986	588
Light and heat	1,406	-
Repairs and maintenance	5,340	28,015
Grants to individuals	<u>-</u>	<u>14,244</u>
	8,732	42,847
<b>Other</b>		
Bank loan interest	47,834	10,341
<b>Support costs</b>		
<b>Finance</b>		
Bank charges	35	20
<b>Other</b>		
Accountancy	696	660
<b>Governance costs</b>		
Sundries	-	500
Other legal and professional	<u>3,143</u>	<u>3,943</u>
	<u>3,143</u>	<u>4,443</u>
Total resources expended	<u>60,440</u>	<u>58,311</u>
<b>Net income</b>	<u><u>15,682</u></u>	<u><u>940,539</u></u>

This page does not form part of the statutory financial statements

**Oxhaven Trust**

England & Wales - Charity number 1182892

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# Accounts

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Report of the Trustees and  
Unaudited Financial Statements for the Year Ended 30 November 2022  
for  
Oxhaven Trust

Chapman Robison and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

Contents of the Financial Statements  
for the Year Ended 30 November 2022

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Cash Flow Statement	6
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Detailed Statement of Financial Activities	14

The trustees present their report with the financial statements of the charity for the year ended 30 November 2022. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

## **OBJECTIVES AND ACTIVITIES**

### **Objectives and aims**

In pursuance of the objectives in its governing document covering the relief of poverty and social inclusion, the charity has continued to provide and support affordable accommodation for those in financial need and refugees and has added to its housing stock available for this purpose through gifts and purchase. The trustees aim to continue to increase the housing stock available for these purposes as the opportunity arises.

The trustees have complied with the duty in section 4 of the 2006 Act to have due regard to guidance on public benefit published by the Commission.

The charity does not raise funds from the public.

## **FINANCIAL REVIEW**

### **Reserves policy**

The charity maintains sufficient reserves to ensure that requisite maintenance of its properties can be undertaken in a timely way and to ensure that it is able to meet interest payments on loans.

## **STRUCTURE, GOVERNANCE AND MANAGEMENT**

### **Governing document**

The charity is controlled by its governing document, a deed of trust dated 17 March 2020 and constitutes an unincorporated charity.

### **Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

## **REFERENCE AND ADMINISTRATIVE DETAILS**

### **Registered Charity number**

1182892

### **Principal address**

105A Lonsdale Road  
Oxford  
OX2 7ET

### **Trustees**

C Bright  
Professor S Bright  
S Bright

### **Independent Examiner**

Alan Sowden FCCA CTA  
Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

Oxhaven Trust

Report of the Trustees  
for the Year Ended 30 November 2022

Approved by order of the board of trustees on 23 June 2023 and signed on its behalf by:

C Bright - Trustee

Independent Examiner's Report to the Trustees of  
Oxhaven Trust

**Independent examiner's report to the trustees of Oxhaven Trust**

I report to the charity trustees on my examination of the accounts of Oxhaven Trust (the Trust) for the year ended 30 November 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**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

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.

Alan Sowden FCCA CTA

Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

23 June 2023

Oxhaven Trust

Statement of Financial Activities  
for the Year Ended 30 November 2022

		30/11/22 Unrestricted fund £	30/11/21 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>	Notes		
Donations and legacies	2	965,483	395,211
Investment income	3	33,367	22,407
<b>Total</b>		<u>998,850</u>	<u>417,618</u>
<b>EXPENDITURE ON</b>			
Raising funds	4	739	-
<b>Charitable activities</b>	5		
Charitable donations		74,560	7,406
Other		(16,988)	1,368
<b>Total</b>		<u>58,311</u>	<u>8,774</u>
<b>NET INCOME</b>		940,539	408,844
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		813,714	404,870
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>1,754,253</u></u>	<u><u>813,714</u></u>

The notes form part of these financial statements

Oxhaven Trust

Balance Sheet

30 November 2022

		30/11/22 Unrestricted fund £	30/11/21 Total funds £
	Notes		
<b>FIXED ASSETS</b>			
Investment property	10	2,187,956	795,000
<b>CURRENT ASSETS</b>			
Debtors	11	24,000	-
Cash at bank		12,713	19,332
		<hr/>	<hr/>
		36,713	19,332
<b>CREDITORS</b>			
Amounts falling due within one year	12	(47,562)	(618)
		<hr/>	<hr/>
<b>NET CURRENT ASSETS</b>		(10,849)	18,714
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<hr/>	<hr/>
		2,177,107	813,714
<b>CREDITORS</b>			
Amounts falling due after more than one year	13	(422,854)	-
		<hr/>	<hr/>
<b>NET ASSETS</b>		1,754,253	813,714
<b>FUNDS</b>	15		
Unrestricted funds		1,754,253	813,714
		<hr/>	<hr/>
<b>TOTAL FUNDS</b>		1,754,253	813,714
		<hr/>	<hr/>

The financial statements were approved by the Board of Trustees and authorised for issue on 23 June 2023 and were signed on its behalf by:

Trustee

Oxhaven Trust

Cash Flow Statement  
for the Year Ended 30 November 2022

	Notes	30/11/22 £	30/11/21 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	934,324	408,861
Interest paid		(10,341)	-
Net cash provided by operating activities		<u>923,983</u>	<u>408,861</u>
<b>Cash flows from investing activities</b>			
Purchase of investment property		(1,392,956)	(395,000)
Interest received		-	1
Net cash used in investing activities		<u>(1,392,956)</u>	<u>(394,999)</u>
<b>Cash flows from financing activities</b>			
New loans in year		462,354	-
Net cash provided by financing activities		<u>462,354</u>	<u>-</u>
<b>Change in cash and cash equivalents in the reporting period</b>		<u>(6,619)</u>	<u>13,862</u>
<b>Cash and cash equivalents at the beginning of the reporting period</b>		<u>19,332</u>	<u>5,470</u>
<b>Cash and cash equivalents at the end of the reporting period</b>		<u><u>12,713</u></u>	<u><u>19,332</u></u>

The notes form part of these financial statements

Notes to the Cash Flow Statement  
for the Year Ended 30 November 2022

**1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

	30/11/22	30/11/21
	£	£
<b>Net income for the reporting period (as per the Statement of Financial Activities)</b>	940,539	408,844
<b>Adjustments for:</b>		
Interest received	-	(1)
Interest paid	10,341	-
Increase in debtors	(24,000)	-
Increase in creditors	7,444	18
	<hr/>	<hr/>
<b>Net cash provided by operations</b>	<u>934,324</u>	<u>408,861</u>

**2. ANALYSIS OF CHANGES IN NET FUNDS/(DEBT)**

	At 1/12/21	Cash flow	At 30/11/22
	£	£	£
<b>Net cash</b>			
Cash at bank	19,332	(6,619)	12,713
	<hr/>	<hr/>	<hr/>
	19,332	(6,619)	12,713
	<hr/>	<hr/>	<hr/>
<b>Debt</b>			
Debts falling due within 1 year	-	(39,500)	(39,500)
	<hr/>	<hr/>	<hr/>
	-	(39,500)	(39,500)
	<hr/>	<hr/>	<hr/>
<b>Total</b>	<u>19,332</u>	<u>(46,119)</u>	<u>(26,787)</u>

## 1. ACCOUNTING POLICIES

### **Basis of preparing the financial statements**

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

### **Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

### **Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

### **Taxation**

The charity is exempt from tax on its charitable activities.

### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

## 2. DONATIONS AND LEGACIES

	30/11/22	30/11/21
	£	£
Gifts	965,483	395,211

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2022

**3. INVESTMENT INCOME**

	30/11/22	30/11/21
	£	£
Rents received	33,367	22,406
Deposit account interest	-	1
	<u>33,367</u>	<u>22,407</u>

**4. RAISING FUNDS**

**Raising donations and legacies**

	30/11/22	30/11/21
	£	£
Support costs	(27,204)	-
	<u>(27,204)</u>	<u>-</u>

**Other trading activities**

	30/11/22	30/11/21
	£	£
Support costs	27,943	-
	<u>27,943</u>	<u>-</u>

Aggregate amounts

739	-
<u>739</u>	<u>-</u>

**5. CHARITABLE ACTIVITIES COSTS**

	Direct Costs £	Grant funding of activities (see note 6) £	Support costs (see note 7) £	Totals £
Charitable donations	<u>28,603</u>	<u>14,244</u>	<u>31,713</u>	<u>74,560</u>

**6. GRANTS PAYABLE**

	30/11/22	30/11/21
	£	£
Charitable donations	<u>14,244</u>	<u>7,406</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2022

**7. SUPPORT COSTS**

	Finance £	Other £	Governance costs £	Totals £
Raising donations and legacies	-	-	(27,204)	(27,204)
Other trading activities	-	-	-	27,943
Other resources expended	-	42	572	(27,329)
Charitable donations	20	618	31,075	31,713
	<u>20</u>	<u>660</u>	<u>4,443</u>	<u>5,123</u>

**8. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 November 2022 nor for the year ended 30 November 2021.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 30 November 2022 nor for the year ended 30 November 2021.

**9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Donations and legacies	395,211
Investment income	22,407
<b>Total</b>	<u>417,618</u>
<b>EXPENDITURE ON</b>	
<b>Charitable activities</b>	
Charitable donations	7,406
Other	1,368
<b>Total</b>	<u>8,774</u>
<b>NET INCOME</b>	408,844
<b>RECONCILIATION OF FUNDS</b>	
Total funds brought forward	404,870
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>813,714</u></u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2022

**10. INVESTMENT PROPERTY**

	£
<b>FAIR VALUE</b>	
At 1 December 2021	795,000
Additions	1,392,956
	<hr/>
At 30 November 2022	2,187,956
	<hr/>
<b>NET BOOK VALUE</b>	
At 30 November 2022	2,187,956
	<hr/> <hr/>
At 30 November 2021	795,000
	<hr/> <hr/>

The trustees have not opted to revalue the investment property in the period. The fair value on donation is still deemed to be the current market value.

**11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30/11/22	30/11/21
	£	£
Deposit	24,000	-
	<hr/>	<hr/>

**12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30/11/22	30/11/21
	£	£
Other creditors	47,562	618
	<hr/>	<hr/>

**13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	30/11/22	30/11/21
	£	£
Other creditors	422,854	-
	<hr/>	<hr/>

**14. LOANS**

An analysis of the maturity of loans is given below:

	30/11/22	30/11/21
	£	£
Amounts falling due within one year on demand:		
Other loans	39,500	-
	<hr/>	<hr/>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2022

**15. MOVEMENT IN FUNDS**

	At 1/12/21 £	Net movement in funds £	At 30/11/22 £
<b>Unrestricted funds</b>			
General fund	813,714	940,539	1,754,253
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>813,714</u>	<u>940,539</u>	<u>1,754,253</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	998,850	(58,311)	940,539
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>998,850</u>	<u>(58,311)</u>	<u>940,539</u>

**Comparatives for movement in funds**

	At 1/12/20 £	Net movement in funds £	At 30/11/21 £
<b>Unrestricted funds</b>			
General fund	404,870	408,844	813,714
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>404,870</u>	<u>408,844</u>	<u>813,714</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	417,618	(8,774)	408,844
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>417,618</u>	<u>(8,774)</u>	<u>408,844</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2022

**15. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/12/20 £	Net movement in funds £	At 30/11/22 £
<b>Unrestricted funds</b>			
General fund	404,870	1,349,383	1,754,253
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>404,870</u>	<u>1,349,383</u>	<u>1,754,253</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	1,416,468	(67,085)	1,349,383
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>1,416,468</u>	<u>(67,085)</u>	<u>1,349,383</u>

**16. RELATED PARTY DISCLOSURES**

The trustees gifted property with value of £965,000 and provided a loan of £39,500 to Oxhaven Trust in the year.

Oxhaven Trust

Detailed Statement of Financial Activities  
for the Year Ended 30 November 2022

	30/11/22 £	30/11/21 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Gifts	965,483	395,211
<b>Investment income</b>		
Rents received	33,367	22,406
Deposit account interest	-	1
	<hr/>	<hr/>
	33,367	22,407
	<hr/>	<hr/>
<b>Total incoming resources</b>	998,850	417,618
 <b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Insurance	588	-
Repairs and maintenance	28,015	-
Grants to individuals	14,244	7,406
	<hr/>	<hr/>
	42,847	7,406
 <b>Other</b>		
Bank loan interest	10,341	-
 <b>Support costs</b>		
<b>Finance</b>		
Bank charges	20	-
 <b>Other</b>		
Accountancy	660	618
 <b>Governance costs</b>		
Sundries	500	-
Other legal and professional	3,943	750
	<hr/>	<hr/>
	4,443	750
	<hr/>	<hr/>
Total resources expended	58,311	8,774
	<hr/>	<hr/>
<b>Net income</b>	940,539	408,844
	<hr/> <hr/>	<hr/> <hr/>

This page does not form part of the statutory financial statements

**Oxhaven Trust**

England & Wales - Charity number 1182892

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# Accounts

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Report of the Trustees and  
Unaudited Financial Statements for the Year Ended 30 November 2021  
for  
Oxhaven Trust

Chapman Robison and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

Oxhaven Trust

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for the Year Ended 30 November 2021

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Oxhaven Trust

Report of the Trustees  
for the Year Ended 30 November 2021

The trustees present their report with the financial statements of the charity for the year ended 30 November 2021. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

**Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity number**

1182892

**Principal address**

105A Lonsdale Road  
Oxford  
OX2 7ET

**Trustees**

C Bright  
Professor S Bright  
S Bright

**Independent Examiner**

Alan Sowden (Senior Statutory Auditor)  
ICAEW  
Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

Approved by order of the board of trustees on 4 May 2022 and signed on its behalf by:



Trustee

Independent Examiner's Report to the Trustees of  
Oxhaven Trust

**Independent examiner's report to the trustees of Oxhaven Trust**

I report to the charity trustees on my examination of the accounts of Oxhaven Trust (the Trust) for the year ended 30 November 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**

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a registered member of ACCA which is one of the listed bodies.

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.



Alan Sowden (Senior Statutory Auditor)  
ACCA  
Chapman Robinson and Moore Limited  
30 Bankside Court  
Stationfields  
Kidlington  
Oxford  
OX5 1JE

Date: 14/06/2022

Oxhaven Trust

Statement of Financial Activities  
for the Year Ended 30 November 2021

		30/11/21 Unrestricted fund £	30/11/20 Total funds £
<b>INCOME AND ENDOWMENTS FROM</b>	Notes		
Donations and legacies		395,211	424,060
Investment income	2	22,407	4
<b>Total</b>		417,618	424,064
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
Charitable donations		7,406	18,594
Other		1,368	600
<b>Total</b>		8,774	19,194
<b>NET INCOME</b>		408,844	404,870
<b>RECONCILIATION OF FUNDS</b>			
Total funds brought forward		404,870	-
<b>TOTAL FUNDS CARRIED FORWARD</b>		813,714	404,870

Oxhaven Trust

Balance Sheet

30 November 2021

	Notes	30/11/21 Unrestricted fund £	30/11/20 Total funds £
<b>FIXED ASSETS</b>			
Investment property	5	795,000	400,000
<b>CURRENT ASSETS</b>			
Cash at bank		19,332	5,470
<b>CREDITORS</b>			
Amounts falling due within one year	6	(618)	(600)
<b>NET CURRENT ASSETS</b>		<u>18,714</u>	<u>4,870</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		813,714	404,870
<b>NET ASSETS</b>		<u>813,714</u>	<u>404,870</u>
<b>FUNDS</b>	7		
Unrestricted funds		<u>813,714</u>	<u>404,870</u>
<b>TOTAL FUNDS</b>		<u>813,714</u>	<u>404,870</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 4 May 2022 and were signed on its behalf by:



Trustee

Notes to the Financial Statements  
for the Year Ended 30 November 2021

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

**Taxation**

The charity is exempt from tax on its charitable activities.

**Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**2. INVESTMENT INCOME**

	30/11/21	30/11/20
	£	£
Rents received	22,406	-
Deposit account interest	1	4
	<u>22,407</u>	<u>4</u>

**3. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 30 November 2021 nor for the year ended 30 November 2020.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 30 November 2021 nor for the year ended 30 November 2020.

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2021

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES	Unrestricted fund £
<b>INCOME AND ENDOWMENTS FROM</b>	
Donations and legacies	424,060
Investment income	4
<b>Total</b>	<u>424,064</u>
<b>EXPENDITURE ON</b>	
<b>Charitable activities</b>	
Charitable donations	18,594
Other	600
<b>Total</b>	<u>19,194</u>
<b>NET INCOME</b>	<u>404,870</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u><u>404,870</u></u>
<b>5. INVESTMENT PROPERTY</b>	£
<b>FAIR VALUE</b>	
At 1 December 2020	400,000
Additions	395,000
At 30 November 2021	<u>795,000</u>
<b>NET BOOK VALUE</b>	
At 30 November 2021	<u>795,000</u>
At 30 November 2020	<u><u>400,000</u></u>

The trustees have not opted to revalue the investment property in the period. The cost on donation is still deemed to be the current market value.

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	30/11/21 £	30/11/20 £
Other creditors	<u>618</u>	<u>600</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2021

7. MOVEMENT IN FUNDS

	At 1/12/20 £	Net movement in funds £	At 30/11/21 £
<b>Unrestricted funds</b>			
General fund	404,870	408,844	813,714
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>404,870</u>	<u>408,844</u>	<u>813,714</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	417,618	(8,774)	408,844
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>417,618</u>	<u>(8,774)</u>	<u>408,844</u>

Comparatives for movement in funds

	Net movement in funds £	At 30/11/20 £
<b>Unrestricted funds</b>		
General fund	404,870	404,870
	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>404,870</u>	<u>404,870</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	424,064	(19,194)	404,870
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>424,064</u>	<u>(19,194)</u>	<u>404,870</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1/12/19 £	Net movement in funds £	At 30/11/21 £
<b>Unrestricted funds</b>			
General fund	-	813,714	813,714
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>-</u>	<u>813,714</u>	<u>813,714</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2021

**7. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	841,682	(27,968)	813,714
<b>TOTAL FUNDS</b>	<u>841,682</u>	<u>(27,968)</u>	<u>813,714</u>

**8. RELATED PARTY DISCLOSURES**

The trustees gifted property with value of £395,000 to Oxhaven Trust in the year.

Oxhaven Trust

Detailed Statement of Financial Activities  
for the Year Ended 30 November 2021

	30/11/21 £	30/11/20 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and legacies</b>		
Gifts	395,211	407,450
Donations	-	12,754
Gift aid	-	3,856
	<hr/>	<hr/>
	395,211	424,060
<b>Investment income</b>		
Rents received	22,406	-
Deposit account interest	1	4
	<hr/>	<hr/>
	22,407	4
<b>Total incoming resources</b>	<hr/>	<hr/>
	417,618	424,064
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
Grants to individuals	7,406	18,594
<b>Support costs</b>		
<b>Other</b>		
Accountancy	618	600
<b>Governance costs</b>		
Other legal and professional	750	-
	<hr/>	<hr/>
Total resources expended	8,774	19,194
<b>Net income</b>	<hr/>	<hr/>
	408,844	404,870