

# INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)

England & Wales · Charity number 1188326

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2020-03-04

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

## Contact

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**Address** Ihot  
Office  
Alexander Crescent  
Caterham  
CR3 5ZG

**Phone** 01883337218

**Email** [ihotdfh@yahoo.co.uk](mailto:ihotdfh@yahoo.co.uk)

**Website** [www.ihot.btck.co.uk](http://www.ihot.btck.co.uk)

## Activities

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**Objects:** TO RELIEVE THE NEED OF THOSE WITH A PHYSICALLY SENSORY IMPAIRMENT OR LEARNING DISABILITY THROUGH THE PROVISION OF AFFORDABLE HOUSING TO HELP IMPROVE THEIR CONDITIONS OF LIFE.

**Activities:** TO RELIEVE THE NEED OF THOSE WITH A PHYSICALLY SENSORY IMPAIRMENT OR LEARNING DISABILITY THROUGH THE PROVISION OF AFFORDABLE HOUSING TO HELP IMPROVE THEIR CONDITIONS OF LIFE.

## Classification

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- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Disability, The Prevention Or Relief Of Poverty
- **Who:** People With Disabilities

## Geography

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- Surrey

## Finances

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Period end	Income	Expenditure	Assets	Employees	
2025-03-31		£0	£0	-	-
2024-03-31		£0	£0	-	-
2023-03-31		£0	£0	-	-
2022-03-31		£0	£0	-	-
2021-03-31		£0	£0	-	-

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## Trustees

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Name	Role	Appointed
<b>ANDREW BERTRAM DAVIES</b>	Chair	2020-03-04
Ian Brown		2024-09-06
Lisbeth Shirley Wood		2024-09-06

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**INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)**

England & Wales - Charity number 1188326

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# Accounts

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# Trustees' Annual Report for the period

	Period start date	Period end date	
<b>From</b>	01 April 2024	31 March 2025	<b>To</b>

## Section A Reference and administration details

**Charity name** Independent Housing Opportunities (Tandridge)

**Other names charity is known by**  

**Registered charity number (if any)** 1188326

**Charity's principal address**

Diana Francis House
Alexander Crescent
CATERHAM
<b>Postcode</b> <span style="float: right; border: 1px solid black; padding: 2px;">CR3 5ZG</span>

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Pete Atkins			
2	Michael Anderson			
3	Andrew Davies	Interim Chair Treasurer		
4	Ian Brown		06/09/2024 – 31/03/2025	
5	Beth Wood		06/09/2024 – 31/03/2025	
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### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

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

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**Section B Structure, governance and management**

**Description of the charity's trusts**

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

**Additional governance issues (Optional information)**

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

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

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**Section C Objectives and activities**

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

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

NO activities have been carried out by the CIO to date.  
The CIO has no money and has not entered into any contracts to date.  
The CIO has been established to take on the assets and liabilities of the (current/existing) IHOT registered charity (Reg No 1058275) in due course.  
Please refer to the annual reports and accounts as submitted by that organisation.  
The earliest date the transfer of assets and liabilities to the CIO will take place is likely to be at the end of a financial year (31 March) – the earliest will be at the end of 2025/26.

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

**Additional details of objectives and activities (Optional information)**

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

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

**Summary of the main achievements of the charity during the year**

SEE SECTION C

## Section E

## Financial review

**Brief statement of the charity's policy on reserves**

SEE SECTION C

There have been no activities carried out by the CIO – so 'zero/nil' CC16a has been prepared and submitted.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

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

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

## Section F



## Other optional information

## Section G

## Declaration

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

**Signed on behalf of the charity's trustees**

<b>Signature(s)</b>		
<b>Full name(s)</b>	Andrew Davies	Ian Brown
<b>Position (eg Secretary, Chair, etc)</b>	Chair	Trustee/Board member
<b>Date</b>	18 December 2025	18 December 2025



**Receipts and payments accounts**

For the period from	01/04/2024	To	31/03/2025
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**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
No receipts in period	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	-	-	-	-	-
<b>A2 Asset and investment sales, (see table).</b>					
No assets held in period	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	-	-	-	-
<b>A3 Payments</b>					
No payments in period	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>A4 Asset and investment purchases, (see table)</b>					
No assets held in period	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	-	-	-	-	-
<b>Net of receipts/(payments)</b>	-	-	-	-	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	-	-	-	-	-

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	No cash held in period	-	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	-	-	-



	<b>Unrestricted funds</b> to nearest £	<b>Restricted funds</b> to nearest £	<b>Endowment funds</b> to nearest £
<b>B2 Other monetary assets</b>			
<b>Details</b>			
No other assets held in period	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
<b>B3 Investment assets</b>			
<b>Details</b>			
No investments held in period		-	-
		-	-
		-	-
		-	-
		-	-

	<b>Fund to which asset belongs</b>	<b>Cost (optional)</b>	<b>Current value (optional)</b>
<b>B4 Assets retained for the charity's own use</b>			
<b>Details</b>			
No assets held in period		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

	<b>Fund to which liability relates</b>	<b>Amount due (optional)</b>	<b>When due (optional)</b>
<b>B5 Liabilities</b>			
<b>Details</b>			
No liabilities in period		-	
		-	
		-	
		-	
		-	

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

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

**INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)**

England & Wales - Charity number 1188326

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# Accounts

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# Trustees' Annual Report for the period

	Period start date	Period end date
<b>From</b>	01 April 2023	31 March 2024
	<b>To</b>	

## Section A Reference and administration details

**Charity name** Independent Housing Opportunities (Tandridge)

**Other names charity is known by**  

**Registered charity number (if any)** 1188326

**Charity's principal address**

Diana Francis House	
Alexander Crescent	
CATERHAM	
<b>Postcode</b>	CR3 5ZG

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Pete Atkins			
2	Michael Anderson			
3	Andrew Davies			
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19				
20				

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

Name	Dates acted if not for whole year



NO activities have been carried out by the CIO to date.  
The CIO has no money and has not entered into any contracts to date.  
The CIO has been established to take on the assets and liabilities of the (current/existing) IHOT registered charity (Reg No 1058275) in due course.  
Please refer to the annual reports and accounts as submitted by that organisation.  
The earliest date the transfer of assets and liabilities to the CIO will take place is likely to be at the end of a financial year (31 March) – the earliest will be at the end of 2024/25.

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

**Additional details of objectives and activities (Optional information)**

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

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

**Summary of the main achievements of the charity during the year**

SEE SECTION C

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

Additional details of objectives and activities (Optional information)

- You may choose to include further statements, where relevant, about:
- policy on grantmaking;
  - policy programme related investment;
  - contribution made by volunteers.

## Section E

## Financial review

**Brief statement of the charity's policy on reserves**

SEE SECTION C

There have been no activities carried out by the CIO – so 'zero/nil' CC16a has been prepared and submitted.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

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

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

## Section F

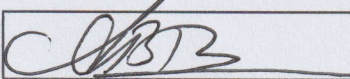
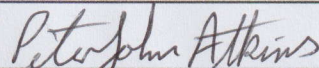
## Other optional information

## Section G

## Declaration

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Andrew Davies	Pete Atkins
Position (eg Secretary, Chair, etc)		
Date	6 September 2024	



**Receipts and payments accounts**

For the period from	01/04/2023	To	31/03/2024
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**Section A Receipts and payments**

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
No receipts in period	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	-	-	-	-	-
<b>A2 Asset and investment sales, (see table).</b>					
No assets held in period	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	-	-	-	-	-
<b>A3 Payments</b>					
No payments in period	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>A4 Asset and investment purchases, (see table)</b>					
No assets held in period	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total payments</b>	-	-	-	-	-
<b>Net of receipts/(payments)</b>	-	-	-	-	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	-	-	-	-	-

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	No cash held in period	-	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	-	-	-

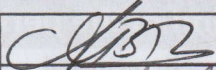
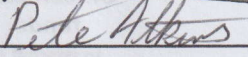
<b>B2 Other monetary assets</b>	Details No other assets held in period	Unrestricted funds to nearest £	Restricted funds to nearest £
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

<b>B3 Investment assets</b>	Details No investments held in period	Fund to which asset belongs	Cost (optional) Current value (optional)
			-
			-
			-
			-
			-
			-

<b>B4 Assets retained for the charity's own use</b>	Details No assets held in period	Fund to which asset belongs	Cost (optional) Current value (optional)
			-
			-
			-
			-
			-
			-

<b>B5 Liabilities</b>	Details No liabilities in period	Fund to which liability relates	Amount due (optional) When due (optional)
			-
			-
			-
			-
			-

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

Signature	Print Name	Date of approval
 	Andrew Davies Pete Atkins	06/09/2024  06/09/2024

**INDEPENDENT HOUSING OPPORTUNITIES (TANDRIDGE)**

England & Wales - Charity number 1188326

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# Accounts

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As managing agents for a Registered Social Landlord IHOT provides affordable rented accommodation at Diana Francis House for people with physical and/or learning disabilities combined with training and help in assisting them to live independently. At any one time there are up to five residents aged between 18 and 55 years and the average stay is 12 to 24 months. The facility has proved over the last eighteen years to be of significant public benefit as former residents have mostly moved on to suitable permanent homes appropriate to their needs. The Trustees have regard to the guidance issued by the Charities Commission on the matter of public benefit.