

KINDRED COHOUSING

England & Wales · Charity number 1206319

Details

Status Registered

Legal form CIO

Registered 2023-12-21

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

Contact

Address Lavender Cottage
The Village
Finchampstead
RG40 4JR

Phone 01189328059

Email kindred.co.housing@gmail.com

Activities

Objects: TO RELIEVE THE NEEDS OF ADULTS WITH LEARNING DIFFICULTIES IN WOKINGHAM, BERKSHIRE AND THE SURROUNDING AREA BY THE PLANNING, ESTABLISHMENT, CONSTRUCTION, PROVISION AND RUNNING OF APPROPRIATE LIVING ACCOMMODATION AND LONG-TERM ADULT LIFE CARE SERVICES FOR SUCH PERSONS AND ASSISTING IN THEIR SUPPORT, CARE AND TREATMENT.

Activities: Housing for disabled adults

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** Disability
- **Who:** People With Disabilities

Geography

- Wokingham

Finances

Period end	Income	Expenditure	Assets	Employees
2025-09-30		£15	£0	-
2024-09-30		£5	£0	-

Trustees

Name	Role	Appointed
Alison Maunder		2025-07-13
Barry Michael Delehanty		2026-05-09
Brenda Heys		2025-06-16
Dawn Marie Adams		2026-04-13
Donna Marie Bennett		2026-04-13
Gill Bradbrook		2025-07-13
Jacqueline Mackenzie		2026-04-13
Kate Stonehouse		2025-06-16
Noorzarina Thomas		2026-04-13
Victoria Delehanty		2023-12-23

KINDRED COHOUSING

England & Wales - Charity number 1206319

Accounts



Trustees' Annual Report And Accounts for the period

From **1/10/24** Period start date To **30/09/25** Period end date

Charity name: **Kindred Co-housing**

Charity registration number: **1206319**

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	TO RELIEVE THE NEEDS OF ADULTS WITH LEARNING DIFFICULTIES IN WOKINGHAM, BERKSHIRE AND THE SURROUNDING AREA BY THE PLANNING, ESTABLISHMENT, CONSTRUCTION, PROVISION AND RUNNING OF APPROPRIATE LIVING ACCOMMODATION AND LONG-TERM ADULT LIFE CARE SERVICES FOR SUCH PERSONS AND ASSISTING IN THEIR SUPPORT, CARE AND TREATMENT.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	THE CHARITY WAS FORMED in 2023. THE MAIN ACTIVITIES TO DATE HAVE BEEN RESEARCH, PLANNING AND DESIGN FOR THE PROVISION OF ACCOMODATION AS OUTLINED IN THE PURPOSE. BEING A VERY LONG TERM ENDEAVOUR, THIS PHASE WILL LAST AT LEAST TWO YEARS
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	CONFIRMED. OBJECTIVES HAVE NOT CHANGED SINCE FORMATION.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	THE CHARITY DOES NOT MAKE GRANTS
Policy on social investment including program related investment	Para 1.38	THE SOCIAL PURPOSE OF THE CHARITY IS UNCHANGED WITH A CLEAR SOCIAL BENEFIT SHOULD IT SUCCEED IN ITS OBJECTIVES
	Para 1.38	THE CHARITY HAS NO EMPLOYEES AND RELIES ENTIRELY ON ITS VOLUNTEERS, INCLUDING TRUSTEES.

Contribution made by volunteers		
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>THE CHARITY HAS ASSEMBLED VOLUNTEERS WITH DIRECT CONNECTIONS TO THE TARGET USER GROUP. IT HAS RESEARCHED THE DEVELOPER MARKET, THE COMMERCIAL STRUCTURES IN USE, DEMAND POTENTIAL FOR SERVICES AND POSITION OF OUR LOCAL COUNCILS.</p> <p>IT USED THIS TO DEVELOP A TEMPLATE AND OUTLINE DESIGN FOR THE TYPE OF ACCOMODATION THAT IS NEEDED.</p> <p>IT HAS ENTERED INTO NEGOTIATIONS WITH SOME POTENTIAL SOLUTION PROVIDERS.</p> <p>AFTER THE YEAR END THIS RESEARCH, DEVELOPMENT AND NEGOTIATIONS BEGAN TO CRYSTALISE INTO A VIABLE SOLUTION THAT WE HOPE WILL BE LIVE IN 2027</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	SEE ABOVE
Performance of fundraising activities against objectives set	Para 1.41	N/A THE CHARITY HAD NO FUNDRAISING OBJECTIVES IN YEAR ONE, RELYING ON VOLUNTEERS
Investment performance against objectives	Para 1.41	N/A
Other		

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Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	THE CHARITY HAS A BANK ACCOUNT WITH A NOMINAL BALANCE. IT HAS HAD NO EXPENDITURE IN THE YEAR AND FUNDRAISING WAS NOT NECESSARY. ALL WORK WAS COMPLETED BY VOLUNTEERS
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	AT THE YEAR END WE HELD A NOMINAL SUM OF £20 IN THE BANK TO KEEP IT ACTIVE. WE ARE NOT YET HOLDING RESERVES.
Amount of reserves held	Para 1.22	£20
Reasons for holding zero reserves	Para 1.22	N/A SEE ABOVE
Details of fund materially in deficit	Para 1.24	NONE. THE CHARITY HAS NO FINANCIAL OBLIGATIONS OR DEFICIT
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	SINCE YEAR END THE PROJECT HAS DEVELOPED FURTHER IN A POSITIVE WAY. THERE WERE NO GOING CONCERN ISSUES AT YEAR END

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	TRUSTEE DONATION
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	THE PRINCIPAL RISK FACING THE CHARITY IS THAT IT IS NOT ABLE TO SECURE THE PROJECT THAT IT NEEDS TO FULFIL ITS LONG TERM PURPOSE.
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	CIO FOUNDATION MODEL CONSTITUTION
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	NEW TRUSTEES ARE APPOINTED AT A MEETING OF THE TRUSTEES. A TRUSTEE MUST BE OVER 16 YEARS OF AGE AND BE A NATURAL PERSON (IE NOT A CORPORATE)

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	TRUSTEES ARE APPOINTED WITH REFERENCE TO THE SKILLS, KNOWLEDGE AND EXPERIENCE THEY BRING TO THE CHARITY. ALL TRUSTEES HAVE ACCESS TO THE FOUNDATIONAL DOCUMENTS. WHILE NOT A REQUIREMENT, IN PRACTICE ALL HAVE SIGNIFICANT EXPERIENCE DEALING WITH ADULTS WITH LEADING DISABILITIES, THE PRIMARY BENEFICIARY GROUP.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	THERE IS NO FORMAL STRUCTURE TO WHICH THE CHARITY BELONGS SAVE THAT OUTLINED IN THE FOUNDATIONAL DOCUMENTS.
Relationship with any related parties	Para 1.51	N/A
Other		

Reference and Administrative details

Charity name	KINDRED CO-HOUSING
Other name the charity uses	N/A
Registered charity number	1206319
Charity's principal address	LAVENDER COTTAGE FINCHAMPSTEAD BERKSHIRE RG40 4JR

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	BARRY DELEHANTY		1/10/24 - 30/9/25	
2	ALISON ISSAC		1/10/24– 16/6/25	
3	AMANDA REYNOLDS		1/10/24 – 16/6/25	
4	JOHN LANGFORD		1/10/24 – 31/12/24	
5	VICTORIA DELEHANTY		1/10/24 - 30/9/25	
6	Alison Maunder		13/7/25 - 30/9/25	
7	Gill Bradbrook		13/7/25 - 30/9/25	
8	Brenda Heys		16/6/25 - 30/9/25	
9	Kate Stonehouse		16/6/25 - 30/9/25	
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Corporate trustees – names of the directors at the date the report was approved

Director name		
BARRY DELEHANTY		
BRENDA HEYS		
JACQUELINE MACKENZIE		
VICTORIA DELEHANTY		
KATE STONEHOUSE		
ALISON MAUNDER		
GILL BRADBROOK		
DAWN ADAMS		
NOORZARINA THOMAS		
DONNA BENNET		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	NONE
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

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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Exemptions from disclosure

Reason for non-disclosure of key personnel details

n/a

Other optional information

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Declarations

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

Signed on behalf of the charity's trustees

Signature(s) Barry Delehanty	
Full name(s) Barry Delehanty	
Position (eg Secretary, Chair, etc) SECRETARY	
Date 6/06/25	

Registered Number 1206319

REPORT OF THE TRUSTEES OF KINDRED COHOUSING CIO

FOR THE PERIOD 1/10/24 TO 30/09/25

TRUSTEES:

BARRY DELEHANTY
BRENDA HEYS
JACQUELINE MACKENZIE
VICTORIA DELEHANTY
KATE STONEHOUSE
ALISON MAUNDER
GILL BRADBROOK
DAWN ADAMS
NOORZARINA THOMAS
DONNA BENNET

REGISTERED ADDRESS: Lavender Cottage, Finchampstead, Berkshire, RG40 4JR

BANKERS: National Westminster Bank, 5 High Street, Bracknell, RG12 1DH

PRINCIPAL ACTIVITY: The principal activity in the period was to relieve the needs of adults with learning disabilities in Wokingham and the surrounding area by the planning, establishment, provision and running of appropriate living accommodation and long term adult life care services for such persons and assisting in their support, care and treatment.

KINDRED COHOUSING CIO

BALANCE SHEET 30/09/25

2025

ASSETS

CASH AT BANK £20

TOTAL ASSETS £20

CAPITAL AND RESERVES

UNRESTRICTED RESERVES £20

TOTAL RESERVES £20

Signed on behalf of the charity's trustees

Signature(s) Barry Delehanty

Full name(s) Barry Delehanty

Position (eg Secretary, Chair, etc) Chairman

Date 6/06/26

KINDRED COHOUSING

England & Wales - Charity number 1206319

Accounts



Trustees' Annual Report And Accounts for the period

From 21/12/23 Period start date To 30/09/24 Period end date

Charity name: Kindred Co-housing

Charity registration number: 1206319

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	TO RELIEVE THE NEEDS OF ADULTS WITH LEARNING DIFFICULTIES IN WOKINGHAM, BERKSHIRE AND THE SURROUNDING AREA BY THE PLANNING, ESTABLISHMENT, CONSTRUCTION, PROVISION AND RUNNING OF APPROPRIATE LIVING ACCOMMODATION AND LONG-TERM ADULT LIFE CARE SERVICES FOR SUCH PERSONS AND ASSISTING IN THEIR SUPPORT, CARE AND TREATMENT.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	THE CHARITY WAS RECENTLY FORMED. THE MAIN ACTIVITIES WERE RESEARCH, PLANNING AND DESIGN FOR THE PROVISION OF ACCOMODATION AS OUTLINED IN THE PURPOSE. BEING A VERY LONG TERM ENDEAVOUR, THIS PHASE WILL LAST AT LEAST TWO YEARS
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	CONFIRMED. OBJECTIVES HAVE NOT CHANGED SINCE FORMATION.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	THE CHARITY DOES NOT MAKE GRANTS
Policy on social investment including program related investment	Para 1.38	THE SOCIAL PURPOSE OF THE CHARITY IS UNCHANGED WITH A CLEAR SOCIAL BENEFIT SHOULD IT SUCCEED IN ITS OBJECTIVES
Contribution made by volunteers	Para 1.38	THE CHARITY HAS NO EMPLOYEES AND RELIES ENTIRELY ON ITS VOLUNTEERS, INCLUDING TRUSTEES.

Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	THE CHARITY WAS FORMED IN DECEMBER 2023 AND ASSEMBLED A CORE GROUP OF VOLUNTEERS WITH DIRECT CONNECTIONS TO THE TARGET USER GROUP. IT VISITED SIMILAR CHARITES ELSEWHERE IN THE COUNTRY, RESEARCHED THE DEVELOPER MARKET, THE COMMERCIAL STRUCTURES IN USE, DEMAND POTENTIAL FOR SERVICES AND POSTION OF OUR LOCAL COUNCILS. IT USED THIS TO DEVELOP A TEMPLATE AND OUTLINE DESIGN FOR THE TYPE OF ACCOMODATION THAT IS NEEDED.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	IN ITS FIRST FEW MONTHS, THE PERIOD OF THIS REPORT, THE CHARITY HAD A GOOD START IN RECRITUING AND RETAINING VOLUNTEERS AND DEVELOPING THE OBJECTIVES AND PLANS FOR THE PROPERTY.
Performance of fundraising activities against objectives set	Para 1.41	N/A THE CHARITY HAD NO FUNDRAISING OBJECTIVES IN YEAR ONE, RELYING ON VOLUNTEERS
Investment performance against objectives	Para 1.41	N/A
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	THE CHARITY HAS A BANK ACCOUNT WITH A NOMINAL BALANCE. IT HAS HAD NO EXPENDITURE IN THE YEAR AND FUNDRAISING WAS NOT NECESSARY. ALL WORK WAS COMPLETED BY VOLUNTEERS
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	OVER THE PERIOD WE HELD A NOMINAL SUM OF £5 IN THE BANK TO KEEP IT ACTIVE. WE ARE NOT YET HOLDING RESERVES.
Amount of reserves held	Para 1.22	£5
Reasons for holding zero reserves	Para 1.22	SEE ABOVE
Details of fund materially in deficit	Para 1.24	NONE. THE CHARITY HAS NO FINANCIAL OBLIGATIONS
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	TRUSTEE DONATION
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	THE PRINCIPAL RISK FACING THE CHARITY IS THAT IT IS NOT ABLE TO SECURE THE PROJECT THAT IT NEEDS TO FULFIL ITS LONG TERM PURPOSE.
Other		

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How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	NEW TRUSTEES ARE APPOINTED AT A MEETING OF THE TRUSTEES. A TRUSTEE MUST BE OVER 16 YEARS OF AGE AND BE A NATURAL PERSON (IE NOT A CORPORATE)

Additional information (optional)

You may choose to include further statements where relevant about:

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The charity's organisational structure and any wider network with which the charity works	Para 1.51	THERE IS NO FORMAL STRUCUTRE TO WHICH THE CHARITY BELONGS SAVE THAT OUTLINED IN THE FOUNDATIONAL DOCUMENTS.
Relationship with any related parties	Para 1.51	N/A
Other		

Reference and Administrative details

Charity name	KINDRED CO-HOUSING
Other name the charity uses	N/A
Registered charity number	1206319
Charity's principal address	LAVENDER COTTAGE FINCHAMPSTEAD BERKSHIRE RG40 4JR

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	BARRY DELEHANTY		21/12/23 – 30/9/24	
2	ALISON ISSAC		21/12/23 – 30/9/24	
3	AMANDA REYNOLDS		21/12/23 – 30/9/24	
4	JOHN LANGFORD		21/12/23 – 30/9/24	
5	VICTORIA DELEHANTY		21/12/23 – 30/9/24	
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Corporate trustees – names of the directors at the date the report was approved

Director name		
BARRY DELEHANTY		
BRENDA HEYS		
JACKY MACKENZIE		
VICTORIA DELEHANTY		
KATE STONEHOUSE		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
NONE		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	NONE
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

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Declarations

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

Signed on behalf of the charity's trustees

Signature(s)	<i>Barry Delehanty</i>	
Full name(s)	Barry Delehanty	
Position (eg Secretary, Chair, etc)	Chairman	
Date	13/07/25	

Registered Number 1206319

REPORT OF THE TRUSTEES OF KINDRED COHOUSING CIO

FOR THE PERIOD 21/12/23 TO 30/09/24

TRUSTEES: B DELEHANTY, K STONEHOUSE, J MACKENZIE, B HEYS, V DELEHANTY

REGISTERED ADDRESS: Lavender Cottage, Finchampstead, Berkshire, RG40 4JR

BANKERS: National Westminster Bank, 5 High Street, Bracknell, RG12 1DH

PRINCIPAL ACTIVITY: The principal activity in the period was to relieve the needs of adults with learning disabilities in Wokingham and the surrounding area by the planning, establishment, provision and running of appropriate living accommodation and long term adult life care services for such persons and assisting in their support, care and treatment.

KINDRED COHOUSING CIO

BALANCE SHEET 30/09/24

2024

ASSETS

CASH AT BANK £5

TOTAL ASSETS £5

CAPITAL AND RESERVES

UNRESTRICTED RESERVES £5

TOTAL RESERVES £5

Signed on behalf of the charity's trustees

Signature(s)	<i>Barry Delehanty</i>	
Full name(s)	Barry Delehanty	
Position (eg Secretary, Chair, etc)	Chairman	
Date	13/07/25	