

# THE RED HOUSE, STEPNEY (INCORPORATED)

England & Wales · Charity number 208940

## Details

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**Other names** HOPPERS

**Status** Registered

**Legal form** Charitable company

**Company number** [00103592](#)

**Registered** 1962-09-22

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

## Contact

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**Address** Hoppers  
Five Oak Green Road  
Five Oak Green  
Tonbridge  
Kent  
TN12 6RL

**Phone** 07774640256

**Email** [hoppersbookings@gmail.com](mailto:hoppersbookings@gmail.com)

**Website** [www.hopperskent.org](http://www.hopperskent.org)

## Activities

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**Objects:** TO CARRY ON RELIGIOUS, CHARITABLE AND SOCIAL WORK FOR THE BENEFIT OF THE POOR IN THE EAST END OF LONDON AND ELSEWHERE.

**Activities:** The company manages its freehold property, known as Hoppers, at Five Oak Green, Tonbridge, Kent. The premises are used by self-catering groups engaged in the relief of poverty from the East End of London and elsewhere

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, The Prevention Or Relief Of Poverty, Religious Activities
- **Who:** Other Charities Or Voluntary Bodies

## Geography

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- **Area of benefit:** EAST END OF LONDON AND ELSEWHERE
- Kent
- Throughout London

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-03-31	£34,990	£30,811	-	-
2024-03-31	£15,394	£21,667	-	-
2023-03-31	£16,937	£16,399	-	-
2022-03-31	£22,982	£21,511	-	-
2021-03-31	£49,797	£42,747	-	-

## Trustees

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Name	Role	Appointed
<b>BRIDGET MARYE CASS</b>	Chair	2026-01-07
Ann Morisy		2014-11-28
Dr Margaret Kesterton		2023-06-09
Kizzie Procter		2019-08-12
Mary Straw		2023-06-09
Rakshita Patel		2023-06-09
Rev GEORGE RAYMOND BUSH		2014-03-20
Richard Neal Strawson		2023-06-09

## Linked charities

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- HOLIDAY HOME FUNDS (FORMERLY HOP-PICKING MISSION FUND, ORANGE GARDEN FUND) (208940-1)



**THE RED HOUSE, STEPNEY (INCORPORATED)**

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# Accounts

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# **Annual Report of Red House, Stepney (Incorporated) (The)**

## **April 2024 until March 2025**

This has been a good year with Hoppers coming close to full weekend capacity. This is reassuring for trustees, confirming the relevance of our facilities to small groups, especially those linked with London churches. In the forthcoming year we will repeat an analysis of bookings to ensure we continue to meet our charitable purpose: According to the Charity Commission -

### **What we do:**

- Education/training
- The Prevention or Relief of Poverty
- Religious Activities

### **Who we help:**

- Other Charities or Voluntary Bodies

### **How we help:**

- Provides Buildings/facilities/open space

### **Where we operate:**

- Kent
- Throughout London

## **Governance**

During the year we maintained the number of trustees at eight, two of whom are drawn from nearby to Hoppers. It was agreed, in the forthcoming year, to seek additional trustees both from London and Kent. The trustees met five times during the year, four times using Zoom and once (including the AGM) face-to-face. A major challenge was presented by the indisposition of our chair, the Rev'd Susie Paddock. Susie agreed to relinquish the role of chair but remain as a trustee. We look forward to Susie resuming her special capacity in shaping the life of Hoppers when her health fully returns. Richard Strawson agreed to provide cover for Susie and chaired and provided leadership for much of the year.

During the year trustees considered whether to continue as a Company as well as a Charity. The task of re-negotiating our constitution with both Companies House and the Charity Commission was considered to be too much of a headache. However, in the light of recent requirements set by Companies House to counter fraud this may lead to re-consideration in the forthcoming year. This has not been helped by Companies House requiring us to relegate 'The' to the rear of our name. Our official name is as detailed above.

## **Financial Report**

We are pleased to report that the income from Lettings has substantially increased from £10,685 in 2023/24 to £26,322 in 2024/25. This extra income enabled us to match a grant from Tunbridge Wells Borough Council to pay for the replacement of windows in the Cottage with

better quality windows, and we are grateful to the Council for their generous grant. More guests are choosing the laundry service so income for this went up from £272 to £2,971.

The increased Lettings has led to the need for more Caretaking and Cleaning support, and we have increased the rates we pay for this work, taking note of national pay increases.

Overall expenditure increased from £21,667 to £29,358 in 2024/25, but the income exceeded expenditure by £6,663 whereas in the previous year there was a deficit.

The Total Funds carried forward improved by £xx,xxx from £1,430,469 to £1,4xx,xxx.....  
**including the value of our property**

## **Other activities**

Trustees revisited our risk assessment and were pleased to be able to reduce areas of concern. The following assessment was made:

- i. To downgrade financial risk including use of reserves
- ii. Increase need for recruiting new trustees
- iii. Downgrade the risk of insufficient marketing
- iv. Increase alertness to fulfilling our charitable obligations.

This re-assessment was due to increased bookings and our regular review of charges. This increased level of activity both necessitated and enabled us to increase the remuneration of our cleaning and caretaking contractors and our thanks are due to their flexibility, hard work and commitment.

## **Our premises**

The buildings remain in good condition. The peeling paintwork which had been a problem since the flooding in 2022, is gradually being addressed. We benefitted from a grant from the West Kent Rural Grants Scheme (see Financial Report above) which enabled us to replace crumbling window frames as well as improve our energy consumption. Our thanks are due to Richard (Strawson) for following up this opportunity.

## **Tasks for the following year**

Priorities for the forthcoming year

- appoint / recruit someone 'with significant control' (Companies House terminology for 'chair')
- fulfil requirements from Companies House regarding trustees' proof of identity and new methods of account filing
- investigate the pros and cons of solar heating
- recruit additional trustees
- consider the possibility of producing a newsletter
- analyse our activity to check that we are fulfilling our charitable purposes.

**July 2025**



## **RED HOUSE STEPNEY (INCORPORATED) (THE)**

**Annual General Meeting minutes of the Trustees of Red House Stepney (Incorporated) (The) on 16<sup>th</sup> July 2025 at 6.30 p.m. via Zoom**

**PRESENT:** Richard Strawson, Mary Straw, Margaret Kesterton, Ann Morisy, George Bush, Raks Patel and Bridget Cass.  
In attendance: Susannah Strawson

**APOLOGIES FOR ABSENCE:** Susie Paddock, Kizzie Procter

Richard opened the meeting in prayer

### **MINUTES FROM LAST AGM MEETING 23<sup>rd</sup> July 2024**

These were agreed as a correct record.

Bridget Cass was welcomed to the meeting.

### **TRUSTEES' REPORT AND FINANCIAL REPORT:**

Ann presented the annual report which emphasised the importance of governance and building matters. Margaret presented the accounts which had been inspected by Robert Kesterton, Margaret's nephew (ACCA qualified, CEO Atlantic Green) It was noted that lettings for the year totalled £26,058, which was more than twice that of the previous year, with a further £4,763 carried forward to 2025/26. Income for the year totalled £34,990 and expenditure was £30,811. Total assets, (based on insurers valuation of our property) increased from £1,430,469 to £1,469,729. Margaret noted that the amount we have invested recorded a fall (from £75,465 to £71,949) due to the turbulence in the markets associated with tariff rises promoted by the USA government. This fall in the markets had already corrected.

Trustees accepted both reports with gratitude (nem con).

**ACTION:** Margaret will print copies and post for Richard to sign.

**ACTION:** Ann to write and thank Robert Kesterton for his work on our behalf.

**ACTION:** Ann to update Companies House and the Charities Commission

### **ELECTION OF OFFICERS**

Susie Paddock had served notice that she wished to resign as chair but continue to be a trustee. This was agreed and it was sincerely hoped that Susie would soon return to full health.

Richard Strawson was appointed chair: nominated by Ann, seconded by Margaret as chair (likely for a short period)

Ann was appointed company secretary: nominated by Richard, seconded by Margaret

Margaret was appointed Treasurer: nominated by Richard, seconded by George

### **APPOINTMENT OF NEW TRUSTEE**

Mary nominated (seconded by Ann) Bridget Cass as a trustee. Bridget outlined her interest in the work of Hoppers; this was after her CV was circulated to trustees. Bridget's heart warmed towards Hoppers because of recollections of the significance of Hoppers to her parish, (St Dunstan's, Stepney) under the leadership of the then rector, the Rev'd Norrie McCurry. Bridget had also made a commitment to invest her skills in modest rather than larger, well-resourced ventures.

Bridget was warmly welcomed as a trustee

### **ANY OTHER BUSINESS**

It was agreed that all trustees should complete declarations of interest including for spouse

**ACTION:** Bridget to send template

**ACTION:** Ann to circulate and chase any laggards

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# Accounts

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**The Red House, Stepney (Incorporated)**  
**Charity No 208940 Company No 103592**

**Trustees Report April 2020 – March 31<sup>st</sup> 2021**

***In relation to governance***

The Trustees met on six occasions in this period, the same number of meetings as the previous year.

Trustee membership and roles remained the same:

Chair: The Rev'd George Bush

Company Secretary: Ann Morisy

Trustees: The Rev'd Susie Paddock; Mrs Kizzie Proctor and the Rev'd Brian Ralph.

In attendance: Richard Strawson and Margaret Kesterton

Our chair has indicated that he anticipates standing down from this role in the next year or so, ideally remaining as trustee for a further year to facilitate the induction of a new chair. The search for a new chair is therefore a priority for the forthcoming year.

***Flood***

We are pleased to report that we have now achieved significant flood protection to our buildings:

- flood gates have been fitted on 5 external doors
- concrete flood barriers created along both side alleys
- removable flood barriers fitted across the front courtyard entrance
- new redirected guttering fitted to take water away from the house.
- a sump pump installed in the right-hand alley which is particularly prone to flood water gathering in this area.

Our insurers have been informed of these additions and we await further guidance from specialist contractors Flood Control Northern Ireland (aka Watertight International) appointed by Tunbridge Wells Borough project team to further the Five Oak Green Flood Resilience Scheme. The Borough's aim is to secure a Flood Defence Grant in Aid (FDGiA) and this will involve detailed property surveys, including Hoppers. This should result in financial support towards the work we have undertaken.

***Pestilence***

During the year our only activity was participation in the Heritage Week organised by Tunbridge Wells Borough in September. Drafting policies and identifying practices to ensure a safe environment at Hoppers was a priority.

### ***In relation to priorities set for the previous year***

We are pleased to report

1. The trustees re-assessed Hoppers' Risk Register especially in the light of flooding and the impact of Covid-19
2. Completed the work in relation to fire prevention in particular applying 'Thermoguard' fire resistant and flame spread paint to all walls, ceilings and woodwork downstairs in the main house, and replacing 6 doors with regulation fire doors in the main house.
3. Installed flood defences
4. Reviewed policies in relation to Health and Safety in the light of Covid-19
5. Undertook building improvements
6. Updated our website

Our policies are available via the Hoppers website [www.hopperskent.org](http://www.hopperskent.org) or from our registered office.

### ***Financial performance***

In this period income increased from £29,533 to £50,200. Lettings income was understandably diminished due to enforced closure during the height of the pandemic.

Our expenditure was £44,655 compared with £25,072 in the previous year. We had a surplus of £5,545 income over expenditure. The bulk of our income during this financial year was a result of insurance claims due to flood damage and Government support payments administered by Tunbridge Wells Borough. There were also gains in the capital value of our investments amounting to £12,872.

We also received a generous donation of £1000 from Paddock Wood Baptist Church. This donation came at a time of maximum financial insecurity so the trustees were doubly grateful.

We continue to note that in order to ensure smooth cash flow £3000 had been drawn down from reserves in the 2018-19 financial year.

### ***Caring for the building***

Parts of the building date back to the 17<sup>th</sup> century and therefore good and wise attention has had to be devoted to maintenance. The trustees are pleased to report that with the exception of the Cat Slide roof all recommendations made by Carlton Boulter in his Condition Survey (2019) have been undertaken.

### ***Priority tasks for the forthcoming year***

The trustees will:

- i. Continue search for a new Chair of Trustees
- ii. Embark on a focused advertising campaign to boost bookings and get Hoppers better known amongst youth and children's workers
- iii. Identify priority tasks in the upgrading of the Cottage
- iv. Review our hire charges

- v. Monitor the condition of the cat slide roof

### ***Thank you***

With some trepidation we give warm thanks to the many many people who have supported Hoppers during this doubly difficult year of flood and pestilence. Please forgive us if we have missed anyone because there are so many to thank....

Shirley Breen who as soon as she arrives from London cleans, paints, polishes and anything else that needs doing

Daniel Breen from London who has given so much of his skill on behalf of Hoppers

Claire Macey from Five Oak Green who helped throughout the summer with so many jobs

Tanyia Taylor from London who helped throughout the summer

Julie Jeakins from London who helped paint the bedrooms

Roger Worraker from Five Oak Green for his support

Charles and Carol Mackonochie from Five Oak Green for advice and support

Anita and Robert Keywood from Tonbridge for advice and volunteering

Kizzie and Richard Proctor from Five Oak Green for helping throughout the summer

All of the Strawsons and Jake from Five Oak Green for help throughout the summer and beyond

Sam Hadfield and Dave Miller from London who came down in the summer and dug out the alley flood defences

Roy Oluwi from London who relentlessly badgered BT for our WIFI connect

Paul Mckinnell and Steve from Five Oak Green who fitted Hoppers WIFI system

Roderick Parrish from Five Oak Green for curtains

Maggie Sceal from Five Oak Green for making up Hoppers curtains

Phil from Man Shed for making the chapel benches, book shelf and bedroom name plaques

Toby Butler from Tonbridge for his historical knowledge and sharing of resources

Toby Simmonds from Kent Brewery for his generous donation and good company

Robin Garwood from Kent for donating signed art photos

Rosie Webe from Five Oak Green for her support and willingness to help with everything

Jackie Briggs from Five Oak Green for helping us

Eddie Paddock for releasing his 'chief cook and bottle washer' to Hoppers during the summer months!

Margaret Kesterton for keeping our 'books' in good order

Michael Byrne for inspecting our accounts

Buggs Farm for donating the beautiful hop pocket

Christine from London for donating an Edwardian Salon Chair

And all those who donated and supported us throughout the struggle to get back on our feet after the flood.

And we give special remembrance to Celia Worraker who cared for Hoppers plants and made Hoppers a beautiful place in every sense.

*Report of the Trustees May 2021*

**THE RED HOUSE, STEPNEY (INCORPORATED)****BALANCE SHEET AT 31st MARCH 2021**

	2021 £	2020 £
<b>FIXED ASSETS</b>		
Freehold land and buildings	1,027,901	1,026,881
Contents	Note 2 <u>47,537</u>	<u>23,979</u>
	<u>1,075,438</u>	<u>1,050,860</u>
<b>INVESTMENTS</b>		
Charities Official Investment Fund	63,393	52,521
<b>TOTAL FIXED ASSETS &amp; INVESTMENTS</b>	<u>1,138,831</u>	<u>1,103,381</u>
<b>CURRENT ASSETS</b>		
Santander Bank	15,594	8,243
<b>Less current liabilities</b>		
Creditors: falling due within one year	Note 1 300	0
<b>NET CURRENT ASSETS</b>	<u>15,294</u>	<u>8,243</u>
<b>TOTAL NET ASSETS</b>	<u>1,154,125</u>	<u>1,111,624</u>
<b>REPRESENTED BY:</b>		
General Funds	1,154,058	1,111,559
Restricted Funds	67	67
<b>TOTAL FUNDS</b>	<u>1,154,125</u>	<u>1,111,626</u>

For the year ending 31 March 2020 the company was entitled to exemption from audit under s.477 of the Companies Act 2006 relating to small companies. These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime. The members have not required the company to obtain an audit in accordance with s.476 of the Companies Act 2006.

The directors acknowledge their responsibility for complying with the requirements of the Companies Act with respect to accounting records and for the preparation of accounts.

Revd George R. Bush, Chairperson

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