

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

Trustees Report April 2020 – March 31st 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 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 17th 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
	£	£
FIXED ASSETS		
Freehold land and buildings	1,027,901	1,026,881
Contents	<i>Note 2</i> 47,537	23,979
	<u>1,075,438</u>	<u>1,050,860</u>
INVESTMENTS		
Charities Official Investment Fund	63,393	52,521
TOTAL FIXED ASSETS & INVESTMENTS	<u>1,138,831</u>	<u>1,103,381</u>
CURRENT ASSETS		
Santander Bank	15,594	8,243
Less current liabilities		
Creditors: falling due within one year	<i>Note 1</i> 300	0
NET CURRENT ASSETS	<u>15,294</u>	<u>8,243</u>
TOTAL NET ASSETS	<u>1,154,125</u>	<u>1,111,624</u>
REPRESENTED BY:		
General Funds	1,154,058	1,111,559
Restricted Funds	67	67
TOTAL FUNDS	<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

THE RED HOUSE, STEPNEY (INCORPORATED)

BALANCE SHEET AT 31st MARCH 2021

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