HAMPSHIRE HOUSING TRUST

England & Wales · Charity number 257118

Details

Other names	THE HAMPSHIRE HOUSING TRUST
Status	Registered
Legal form	Trust
Registered	1968-10-22
Register	View on the Charity Commission register

Contact

Address	Saffery Champness Midland House 2 Poole Road Bournemouth BH2 5QY
Phone	01202204744

Activities

Objects: SUCH CHARITABLE PURPOSES IN OR CONNECTED WITH HAMPSHIRE AND ITS SURROUNDING AREAS AS THE TRUSTEES SHALL FROM TIME TO TIME THINK FIT.

Activities: The Trustees shall stand possessed of the Trust property and the income thereof upon trust to apply the same either as capital or as income for such charitable purposes in or connected with Hampshire and its surrounding areas as the Trustees shall from time to time think fit and so that no part of the trust property need be retained or shall be treated as permanent endowment.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** HAMPSHIRE AND SURROUNDING AREAS
- Hampshire

Downloaded from opencharities.uk/ew/257118

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£51,279	£22,596	-	-
2024-04-05	£51,885	£23,745	-	-
2023-04-05	£46,848	£25,313	-	-
2022-04-05	£48,284	£19,781	-	-
2021-04-05	£43,750	£12,470	-	-

Trustees

Name	Role	Appointed
CHRISTOPHER WILLS		
James Melville John Balfour CBE DL		2012-02-01
Thomas Robert Hamilton Wills		2022-07-06

Downloaded from opencharities.uk/ew/257118

HAMPSHIRE HOUSING TRUST

England & Wales - Charity number 257118

Accounts

Docusign Envelope ID: 3905EDE0-0317-4A72-BE2D-AC2AAF5AF557

Hampshire Housing Trust

Trustees' report

The Trustees present their report together with the accounts of the Hampshire Housing Trust for the year ended 5 April 2025.

History, objectives and activities of the Trust

The Trust was formed by a Trust Deed dated 12th August 1968.

The Hampshire Housing Trust is a small rural charitable housing trust owning eight one and two bedroom cottages in Litchfield, near Whitchurch in Hampshire.

The objective of the Trust is as stated in the Trust Deed, "The Trustees shall stand possessed of the Trust property and the income thereof upon trust to apply the same either as capital or as income for such charitable purposes in or connected with Hampshire and its surrounding areas as the Trustees shall from time to time think fit and so that no part of the Trust property need be retained or shall be treated as permanent endowment".

Trustees have examined the major strategic and operational risks which the charity faces. We can confirm that systems are in place to ensure these risks are currently minimal. The Trustees will continue to keep these risks under review.

During the course of the year there were no major changes in the occupancy of the Trust's properties.

General maintenance and repairs have been carried out.

The Out & About Club had another successful year with increasing membership numbers and three popular outings organised, each of which received very positive feedback from the participants.

No rent reviews were carried out in the year as our agent unexpectedly ceased trading. Ceres Rural, Newbury have been asked to take on the role and will be conducting a full review of the rent and property maintenance during 2025.

The Trustees believe that the objectives of the Charity have been fulfilled, and that the Trust is providing a public benefit.

Financial review and reserves

The Trust has unrestricted funds of £644,904 of which £347,326 relates to properties. The remaining reserves of £297,578 are required for major repairs and maintenance of properties, which are deemed appropriate for the future.

The Trust's policy is to maintain sufficient reserves for routine annual expenditure, the funding of substantial capital repairs or improvements to the properties as required and, should the opportunity arise, the provision of new housing in the local area.

Statement of Trustees' responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

Docusign Envelope ID: 3905EDE0-0317-4A72-BE2D-AC2AAF5AF557

In preparing those financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, applicable accounting regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 20 January 2026 and signed on their behalf by:

Signed by:
Mr C Wills
F02BA519A6334D9...

Mr C A H Wills
Trustee/Chairman

Hampshire Housing Trust

Statement of financial activities
For the year ended 5 April 2025

	Note	£	Total Funds 2025 £	£	Total Funds 2024 £
Income	2				
Other trading activities			44,448		44,448
Investments			6,632		7,114
Other income			199		323
			51,279		51,885
Resources expended					
Charitable activities	3	3,981		3,864	
Other expenses	4	18,615		19,881	
			(22,596)		(23,745)
Net incoming resources for the year			28,683		28,140
Other recognised gains and losses					
Unrealised investment losses	8	(11,552)		(4,478)	
Realised investment gains		14,817		5,171	
			3,265		693
Net movement in funds			31,948		28,833
Reconciliation of funds					
Total funds brought foward at 6 April 2024			612,956		584,123
Total funds carried foward at 5 April 2025			644,904		612,956

The above results are all from unrestricted funds. There are no restricted or endowment funds.

Docusign Envelope ID: 3905EDE0-0317-4A72-BE2D-AC2AAF5AF557

Hampshire Housing Trust

Balance sheet
As at 5 April 2025

	Note	£	2025 £	£	2024 £
Fixed assets					
Tangible assets	7		347,326		347,326
Investments	8		225,507		217,295
			572,833		564,621
Current assets					
Debtors	9	652		731	
Cash at bank and in hand		94,744		68,893	
		95,396		69,624	
Current liabilities					
Creditors	10	23,325		21,289	
		23,325		21,289	
Net current assets			72,071		48,335
Total assets less current liabilities			644,904		612,956
Represented by					
Unrestricted income fund at 6 April 2024			612,956		584,123
Movement in funds during the year			31,948		28,833
			644,904		612,956

The financial statements on pages 4 to 9 were approved by the trustees on 20 January 2026

Signed by: Mr C Wills F02BA519A6334D9...
Mr C A H Wills
Trustee/Chairman

Signed by: Mr Thomas Wills B650EE6AC982424...
T R H Wills
Trustee

DocuSigned by: James Melville John Balfour DF7DEBF4DF3C486...
Mr J M J Balfour
Trustee

1 Accounting policies (continued)

1.8 Critical estimates and judgements and key sources of estimation uncertainty

In the application of the Charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of revision and future periods where the revision effects both current and future periods. There are no critical estimates, judgements or key sources of estimation uncertainty in 2025 or 2024.

2 Income

	2025 £	2024 £
Rents received	44,448	44,448
Investment income	6,632	7,114
Interest received	199	323
	51,279	51,885

3 Charitable activities

	2025 £	2024 £
Out and About Club	3,981	3,864
	3,981	3,864

4 Other expenses

	2025 £	2024 £
Insurance	3,175	2,478
Property repairs and maintenance	8,812	11,119
Litchfield Farms administrative fees	4,320	3,990
Computer expenses	298	194
Accountancy	2,010	2,100
	18,615	19,881

5 Trustees remuneration and expenses

No remuneration directly or indirectly was paid or payable out of the funds of the charity for the years to any trustee or to any person or persons known to be connected with any of them.

No reimbursement of expenses has been made or is due to be made to any of the trustees in respect of the year.

Docusign Envelope ID: 3905EDE0-0317-4A72-BE2D-AC2AAF5AF557

6 Fees for examination of the accounts

	2025	2024
	£	£
Independent examination and accountancy	2,016	1,920
	2,016	1,920

7 Tangible fixed assets

	2 The Village, Litchfield	5,6,7 & 8 Grenage, Litchfield	3,4 & 5 Jubilee Close, Litchfield	Total
	£	£	£	£
Cost				
At 6 April 2024 & at 5 April 2025	152,378	45,793	149,155	347,326
Depreciation				
At 6 April 2024 & at 5 April 2025	-	-	-	-
Net book value				
At 5 April 2025	152,378	45,793	149,155	347,326
At 5 April 2024	152,378	45,793	149,155	347,326

The above properties are not depreciated as the residual property value is deemed to be greater then the carrying amount of assets (as below).

Valuation
The trustees beleive that the following open market valuations are appropriate as at the Balance Sheet date:

	2 The Village, Litchfield	5,6,7 & 8 Grenage, Litchfield	3,4 & 5 Jubilee Close, Litchfield	Total
	£	£	£	£
Valuation	234,872	971,516	838,066	2,044,454

If the above values were to be incorporated into the accounts, the Net Asset Value of the Trust would be restated to £2,342,032 (2024: £2,426,750)

8 Fixed asset investments

	2025	2024
	£	£
Cost		
At 6 April 2024	217,295	205,141
Additions	90,120	42,996
Revaluation	(11,552)	(4,478)
Disposals	(70,356)	(26,364)
At 5 April 2025	225,507	217,295
Split as:		
Listed investments	180,507	167,295
Cash	45,000	50,000
	225,507	217,295
Historical cost of investments at 5 April 2025	215,147	195,404

The investments are all listed on the London Stock Exchange and are therefore deemed to be investment assets in the UK.

9 Debtors

	2025	2024
Amounts falling due within one year:	£	£
Trade debtors	30	114
Prepayments and accrued income	622	617
	652	731

10 Creditors

	2025	2024
	£	£
Trade creditors	2,290	344
Other creditors	19,025	19,025
Accruals and deferred income	2,010	-
	23,325	19,369

Included within other creditors is an amount due to Litchfield Farm Partnership, a partnership in which two of the charity's trustees are partners. The loan is interest-free and repayable on demand.

HAMPSHIRE HOUSING TRUST

England & Wales - Charity number 257118

Accounts

Registered charity number: 257118

The Hampshire Housing Trust

Trustees report and financial statements for the year ended 5 April 2024

Saffery

The Hampshire Housing Trust

Charity information

Trustees	Mr C A H Wills (Chairman) Mr J M J Balfour Mr T R H Wills
Registered Charity Number	257118
Accountants and independent examiners	Saffery LLP Midland House 2 Poole Road Bournemouth Dorset BH2 5QY
Principal address	The Estate Office Litchfield Whitchurch Hampshire RG28 7PR

The Hampshire Housing Trust

Contents

	Page
Trustees' report	1 - 2
Independent examiner's report	3
Statement of financial activities	4
Balance sheet	5
Notes to the financial statements	6 - 9

The Trustees present their report together with the accounts of the Hampshire Housing Trust for the year ended 5 April 2024.

History, objectives and activities of the Trust

The Hampshire Housing Trust is a small rural charitable housing trust owning eight one and two bedroom cottages in Litchfield, near Whitchurch in North Hampshire.

Established in 1968, its objectives are to provide affordable accommodation in a rural community setting for retired agricultural workers and starter housing for children of agricultural workers. The vast majority of the charity's funds are used to ensure that its properties are kept in good repair, with regular maintenance and improvements to meet current housing standards, to assist those with disabilities and to help the occupants have a good quality of life.

Since 2018 it has established the Out and About Club initiative to give pensioners in the Whitchurch area the opportunity to get together and to go on day trips to places of interest. This has been done with the support of Hampshire County Council and Testbourne Community School in Whitchurch, with up to four visits a year and a Christmas lunch. These visits have included Exbury Gardens, a canal boat trip on the Kennet and Avon Canal, and Blenheim Palace, with the numbers attending averaging around 40. This initiative helps to give pensioners, many of whom may be living alone, the chance to socialise with others and have an enjoyable day out.

The objective of the Trust is as stated in the Trust Deed, "The Trustees shall stand possessed of the Trust property and the income thereof upon trust to apply the same either as capital or as income for such charitable purposes in or connected with Hampshire and its surrounding areas as the Trustees shall from time to time think fit and so that no part of the Trust property need be retained or shall be treated as permanent endowment".

Trustees have examined the major strategic and operational risks which the charity faces. We can confirm that systems are in place to ensure these risks are currently minimal. The Trustees will continue to keep these risks under review.

During the course of the year there were no major changes in the occupancy of the Trust's properties.

General maintenance and repairs have been carried out. Now that people use open fires less we removed the chimney from one bungalow.

The Out & About Club had a very successful year. The new administrator is doing a very good job. Three trips were organised and the feedback received from participants has been extremely positive.

No rent reviews were carried out in the year as our agent unexpectedly ceased trading. Strutt and Parker, Newbury have been asked to take on the role and will be conducting a full review of the rent and property maintenance during 2024.

The Trustees believe that the objectives of the Charity have been fulfilled, and that the Trust is providing a public benefit.

Financial review and reserves

The Trust has unrestricted funds of £612,956 of which £347,326 relates to properties. The remaining reserves of £265,630 are required for major repairs and maintenance of properties, which are deemed appropriate for the future.

The Trust's policy is to maintain sufficient reserves for routine annual expenditure, the funding of substantial capital repairs or improvements to the properties as required and, should the opportunity arise, the provision of new housing in the local area.

Statement of Trustees' responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing those financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, applicable accounting regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 10/06/24 and signed on their behalf by:

.....

Mr C A H Wills
Trustee/Chairman

Independent examiner's report to the trustees of The Hampshire Housing Trust

I report to the charity trustees on my examination of the accounts of the Hampshire Housing Trust (the Trust) for the year ended 5th April 2024.

Respective responsibilities of trustees and examiner

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 the applicable Directions given by the Charity Commission under section 145 (5)(b) of the Act.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

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 charity 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.

.....

Casidhe Baleri (ACA CTA)
Saffery LLP

Midland House
2 Poole Road
Bournemouth
Dorset
BH2 5QY

The Hampshire Housing Trust

Statement of financial activities
For the year ended 5 April 2024

	Note		Total Funds 2024		Total Funds 2023
		£	£	£	£
Income	**2**				
Other trading activities			44,448		42,013
Investments			7,114		4,749
Other income			323		86
			51,885		46,848
Resources expended					
Charitable activities	**3**	3,864		3,342	
Other expenses	**4**	19,881		21,971	
			(23,745)		(25,313)
Net incoming resources for the year			28,140		21,535
Other recognised gains and losses					
Unrealised investment losses	**5**	(4,478)		(7,107)	
Realised investment gains		5,171		-	
			693		(7,107)
Net movement in funds			28,833		14,428
Reconciliation of funds					
Total funds brought foward at 6 April 2023			584,123		569,695
Total funds carried foward at 5 April 2024			612,956		584,123

The above results are all from unrestricted funds. There are no restricted or endowment funds.

The Hampshire Housing Trust

Balance sheet
As at 5 April 2024

	Note	£	2024 £	£	2023 £
Fixed assets					
Tangible assets	**7**		347,326		347,326
Investments	**8**		217,295		205,141
			564,621		552,467
Current assets					
Debtors	**9**	731		805	
Cash at bank and in hand		68,893		52,333	
		69,624		53,138	
Current liabilities					
Creditors	**10**	19,369		19,025	
Accruals		1,920		2,457	
		21,289		21,482	
Net current assets			48,335		31,656
Total assets less current liabilities			612,956		584,123
Represented by					
Unrestricted income fund at 6 April 2023			584,123		569,695
Movement in funds during the year			28,833		14,428
			612,956		584,123

The financial statements on pages 4 to 9 were approved by the trustees on 10/6/24

Mr C A H Wills	T R H Wills	Mr J M J Balfour
Trustee/Chairman	Trustee	Trustee

1 Accounting policies

In preparing the accounts the following accounting policies have been compiled with:

1.1 Accounting convention

The financial statements have been prepared under the historical cost convention, with the exception of listed investments which are included at their market value. The accounts (financial statements) have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102), and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice.

The Hampshire Housing Trust continues to be a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

1.2 Incoming resources

Income is recognised in the period in which the charity is entitled to receipt and the amount can be measured with reasonable certainty.

Investment income is included in the accounts when receivable and includes the related tax recoverable. Investment gains or losses include the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

1.3 Resources expended

Administration/ governance costs represent expenditure incurred in the general running of the charity i.e. organisational administration and compliance with constitutional and statutory requirements etc. These costs are accounted for on the accruals basis.

1.4 Taxation

As a registered charity, the Trust is exempt from income tax and capital gains tax, but not from the value added tax. Irrecoverable value added tax is included in the cost of those items to which it relates.

1.5 Investments

Listed investments are stated at market value at the balance sheet date. Any realised gain or loss on disposal or unrealised gain or loss on revaluation is taken to the Statement of Financial Activities.

Any costs associated with the sale or purchase of investments is accounted for as part of the sale or purchase price of the investments.

1.6 Fund accouting

The charity maintains the following funds:-

i. Income fund – this represents accumulated income from the fixed assets investments and cash at bank and is applied for administering the affairs of the charity. This fund may at the discretion of the trustees be expended for capital purposes.

1.7 Financial instruments

The charity has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are recognised initially in the accounts at transaction price, including any transaction costs. At the end of each accounting period, basic financial instruments are recognised at amortised cost. For debt instruments this is calculated using the effective interest rate method.

1 Accounting policies (continued)

1.8 Critical estimates and judgements and key sources of estimation uncertainty

In the application of the Charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of revision and future periods where the revision effects both current and future periods. There are no critical estimates, judgements or key sources of estimation uncertainty in 2024 or 2023.

2 Income

	2024	2023
	£	£
Rents received	44,448	42,013
Investment income	7,114	4,749
Interest received	323	86
	51,885	46,848

3 Charitable activities

	2024	2023
	£	£
Out and About Club	3,864	3,342
	3,864	3,342

4 Other expenses

	2024	2023
	£	£
Insurance	2,478	3,214
Property repairs and maintenance	11,119	13,786
Litchfield Farms administrative fees	3,990	3,000
Computer expenses	194	111
Accountancy	2,100	1,860
	19,881	21,971

5 Trustees remuneration and expenses

No remuneration directly or indirectly was paid or payable out of the funds of the charity for the years to any trustee or to any person or persons known to be connected with any of them.

No reimbursement of expenses has been made or is due to be made to any of the trustees in respect of the year.

6 Fees for examination of the accounts

	2024	2023
	£	£
Independent examination and accountancy	1,920	1,560
	1,920	1,560

7 Tangible fixed assets

	2 The Village, Litchfield	5,6,7 & 8 Grenage, Litchfield	3,4 & 5 Jubilee Close, Litchfield	Total
	£	£	£	£
Cost				
At 6 April 2023 & at 5 April 2024	152,378	45,793	149,155	347,326
Depreciation				
At 6 April 2023 & at 5 April 2024	-	-	-	-
Net book value				
At 5 April 2024	152,378	45,793	149,155	347,326
At 5 April 2023	152,378	45,793	149,155	347,326

The above properties are not depreciated as the residual property value is deemed to be greater then the carrying amount of assets (as below).

Valuation

The trustees beleive that the following open market valuations are appropriate as at the Balance Sheet date:

	2 The Village, Litchfield	5,6,7 & 8 Grenage, Litchfield	3,4 & 5 Jubilee Close, Litchfield	Total
	£	£	£	£
Valuation	332,480	831,200	997,440	2,161,120

If the above values were to be incorporated into the accounts, the Net Asset Value of the Trust would be restated to £2,426,750 (2023: £2,316,797)

8 Fixed asset investments

	2024	2023
	£	£
Cost		
At 6 April 2023	205,141	161,679
Additions	42,996	50,569
Revaluation	(4,478)	(7,107)
Disposals	(26,364)	-
At 5 April 2024	217,295	205,141
Split as:		
Listed investments	167,295	155,141
Cash	50,000	50,000
	217,295	205,141
Historical cost of investments at 5 April 2024	195,404	195,404

The investments are all listed on the London Stock Exchange and are therefore deemed to be investment assets in the UK.

9 Debtors

	2024	2023
Amounts falling due within one year:	£	£
Trade debtors	114	297
Prepayments and accrued income	617	508
	731	805

10 Creditors

	2024	2023
	£	£
Trade creditors	344	-
Other creditors	19,025	19,025
	19,369	19,025

HAMPSHIRE HOUSING TRUST

England & Wales - Charity number 257118

Accounts

The Trustees present their report together with the accounts of the Hampshire Housing Trust for the year ended 5 April 2023.

History, objectives and activities of the Trust

The Trust was formed by a Trust Deed dated 12th August 1968.

The objective of the Trust is as stated in the Trust Deed, "The Trustees shall stand possessed of the Trust property and the income thereof upon trust to apply the same either as capital or as income for such charitable purposes in or connected with Hampshire and its surrounding areas as the Trustees shall from time to time think fit and so that no part of the Trust property need be retained or shall be treated as permanent endowment".

Trustees have examined the major strategic and operational risks which the charity faces. We can confirm that systems are in place to ensure these risks are currently minimal. The Trustees will continue to keep these risks under review.

During the course of the year there were no major changes in the occupancy of the Trust's properties.

General maintenance and repairs have been carried out. The only major items being works completed for new water mains at 3 and 4 Jubilee Close.

After suffering major set back in the prior year the Out & About Club is back now on track to expected levels pre covid disruptions.

The Trustees believe that the objectives of the Charity have been fulfilled, and that the Trust is providing a public benefit.

Financial review and reserves

The Trust has unrestricted funds of £584,123 of which £347,326 relates to properties. The remaining reserves of £236,797 are required for major repairs and maintenance of properties, which are deemed appropriate for the future.

The Trust's policy is to maintain sufficient reserves for routine annual expenditure, the funding of substantial capital repairs or improvements to the properties as required and, should the opportunity arise, the provision of new housing in the local area.

Statement of Trustees' responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing those financial statements the trustees are required to:-

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, applicable accounting regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on ..... and signed on their behalf by:

Mr C A H Wills
Trustee/Chairman

The Hampshire Housing Trust

Statement of financial activities
For the year ended 5 April 2023

	Note	Total Funds 2023 £	Total Funds 2022 £
Income:			
Rents received		42,013	44,456
Investment income		4,749	3,828
Interest received		86	-
Total income		46,848	48,284
Resources expended:			
Property insurance		3,214	2,028
Property repairs and maintenance		13,786	11,251
Litchfield Farms administrative fees		3,000	3,000
Mark Hewson consultant		-	75
Out and About Club		3,342	2,246
Computer expenses		111	101
Accountancy		1,860	1,080
Total resources expended		25,313	19,781
Net incoming resources for the year		21,535	28,503
Other recognised gains and losses			
Realised and unrealised investment (losses)/gains	3	(7,107)	7,276
Net movement in funds		14,428	35,779
Reconciliation of funds			
Total funds brought forward at 6 April 2022		569,695	533,916
Total funds carried forward at 5 April 2023		584,123	569,695

The above results are all from unrestricted funds. There are no restricted or endowment funds.

The Hampshire Housing Trust

Balance sheet
As at 5 April 2023

	Note		2023		2022
Fixed assets					
Tangible	2		347,326		328,301
Investments	3		205,141		161,679
			552,467		489,980
Current assets					
Cash at bank and in hand		52,333		80,624	
Debtors	6	805		1,408	
		53,138		82,032	
Current liabilities					
Accruals and deferred income		2,457		1,567	
Creditors	7	19,025		750	
		21,482		2,317	
Net current assets			31,656		79,715
Net assets			584,123		569,695
Represented by:					
Unrestricted income fund brought forward			569,695		533,916
Movement in funds during the year			14,428		35,779
			584,123		569,695

The financial statements on pages 5 to 10 were approved by the trustees on 21 Nov. 2023

Mr C A H Wills
Trustee/Chairman

T R H Wills
Trustee

Mr J M J Balfour
Trustee

1 Accounting policies

In preparing the accounts the following accounting policies have been complied with:

(a) Accounting convention

The financial statements have been prepared under the historical cost convention, with the exception of listed investments which are included at their market value. The accounts (financial statements) have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102), charities SORP (RFS102), and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice.

The Hampshire Housing Trust continues to be a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

(b) Incoming resources

Income is recognised in the period in which the charity is entitled to receipt and the amount can be measured with reasonable certainty.

Investment income is included in the accounts when receivable and includes the related tax recoverable. Investment gains or losses include the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

(c) Resources expended

Administration/ governance costs represent expenditure incurred in the general running of the charity i.e. organisational administration and compliance with constitutional and statutory requirements etc. These costs are accounted for on the accruals basis.

(d) Taxation

As a registered charity, the Trust is exempt from income tax and capital gains tax, but not from the value added tax. Irrecoverable value added tax is included in the cost of those items to which it relates.

(e) Investments

Listed investments are stated at market value at the balance sheet date. Any realised gain or loss on disposal or unrealised gain or loss on revaluation is taken to the Statement of Financial Activities.

Any costs associated with the sale or purchase of investments is accounted for as part of the sale or purchase price of the investments.

The Hampshire Housing Trust

Statement of financial activities
For the year ended 5 April 2023

	Note	Total Funds 2023 £	Total Funds 2022 £
Income:			
Rents received		42,013	44,456
Investment income		4,749	3,828
Interest received		86	-
Total income		46,848	48,284
Resources expended:			
Property insurance		3,214	2,028
Property repairs and maintenance		13,786	11,251
Litchfield Farms administrative fees		3,000	3,000
Mark Hewson consultant		-	75
Out and About Club		3,342	2,246
Computer expenses		111	101
Accountancy		1,860	1,080
Total resources expended		25,313	19,781
Net incoming resources for the year		21,535	28,503
Other recognised gains and losses			
Realised and unrealised investment (losses)/gains	3	(7,107)	7,276
Net movement in funds		14,428	35,779
Reconciliation of funds			
Total funds brought forward at 6 April 2022		569,695	533,916
Total funds carried forward at 5 April 2023		584,123	569,695

The above results are all from unrestricted funds. There are no restricted or endowment funds.

The Hampshire Housing Trust

Balance sheet
As at 5 April 2023

	Note		2023		2022
Fixed assets					
Tangible	2		347,326		328,301
Investments	3		205,141		161,679
			552,467		489,980
Current assets					
Cash at bank and in hand		52,333		80,624	
Debtors	6	805		1,408	
		53,138		82,032	
Current liabilities					
Accruals and deferred income		2,457		1,567	
Creditors	7	19,025		750	
		21,482		2,317	
Net current assets			31,656		79,715
Net assets			584,123		569,695
Represented by:					
Unrestricted income fund brought forward			569,695		533,916
Movement in funds during the year			14,428		35,779
			584,123		569,695

The financial statements on pages 5 to 10 were approved by the trustees on 24 Nov. 2023

Mr C A H Wills
Trustee/Chairman

T R H Wills
Trustee

Mr J M J Balfour
Trustee

1 Accounting policies

In preparing the accounts the following accounting policies have been complied with:

(a) Accounting convention

The financial statements have been prepared under the historical cost convention, with the exception of listed investments which are included at their market value. The accounts (financial statements) have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102), charities SORP (RFS102), and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice.

The Hampshire Housing Trust continues to be a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

(b) Incoming resources

Income is recognised in the period in which the charity is entitled to receipt and the amount can be measured with reasonable certainty.

Investment income is included in the accounts when receivable and includes the related tax recoverable. Investment gains or losses include the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

(c) Resources expended

Administration/ governance costs represent expenditure incurred in the general running of the charity i.e. organisational administration and compliance with constitutional and statutory requirements etc. These costs are accounted for on the accruals basis.

(d) Taxation

As a registered charity, the Trust is exempt from income tax and capital gains tax, but not from the value added tax. Irrecoverable value added tax is included in the cost of those items to which it relates.

(e) Investments

Listed investments are stated at market value at the balance sheet date. Any realised gain or loss on disposal or unrealised gain or loss on revaluation is taken to the Statement of Financial Activities.

Any costs associated with the sale or purchase of investments is accounted for as part of the sale or purchase price of the investments.

Independent examiner's report to the trustees of The Hampshire Housing Trust

I report to the charity trustees on my examination of the accounts of the Hampshire Housing Trust (the Trust) for the year ended 5 April 2023.

Respective responsibilities of trustees and examiner

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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

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 charity 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.

Casidhe Baleri (ACA CTA)
Saffery LLP
Midland House
2 Poole Road
Bournemouth
BH2 5QY

Date:

19 December 2023

HAMPSHIRE HOUSING TRUST

England & Wales - Charity number 257118

Accounts

Saffery Champness

CHARTERED ACCOUNTANTS



Registered Charity Number: 257118

The Hampshire Housing Trust

Unaudited financial statements
for the year ended 5 April 2021

The Hampshire Housing Trust

Contents
For the year ended 5 April 2021

	Page
Legal and Administrative Information	1
Trustees' Report	2-3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6
Notes to the Financial Statements	7-10

The Hampshire Housing Trust

Legal and administrative information

Trustees	Mr C A H Wills (Chairman) The Countess of Portsmouth Mr J M J Balfour
Registered Charity Number	257118
Principal address	The Estate Office Litchfield Whitchurch Hampshire RG28 7PR
Accountants	Saffery Champness LLP Midland House 2 Poole Road Bournemouth BH2 5QY

Trustees' report
For the year ended 5 April 2021

The Trustees present their report together with the accounts of the Hampshire Housing Trust for the year ended 5 April 2021.

History, objectives and activities of the Trust

The Trust was formed by a Trust Deed dated 12th August 1968.

The objective of the Trust is as stated in the Trust Deed, "The Trustees shall stand possessed of the Trust property and the income thereof upon trust to apply the same either as capital or as income for such charitable purposes in or connected with Hampshire and its surrounding areas as the Trustees shall from time to time think fit and so that no part of the Trust property need be retained or shall be treated as permanent endowment".

Trustees have examined the major strategic and operational risks which the charity faces. We can confirm that systems are in place to ensure these risks are currently minimal. The Trustees will continue to keep these risks under review.

During the course of the year, covid restrictions have meant the Trust has only completed urgent work for our tenants. All properties are occupied, with Sandra Cozze moving into 8 Grenage Bungalow, when her mother was given a place in an Andover care home. Sandra is Evelyn Baverstock's daughter, Evelyn had lived at Litchfield since her early twenties when she married Ron Baverstock, when he was a tractor driver.

The Out & About Club had to cancel its day trips; however, Carol Attwood, the Club's Co-ordinator, has kept in touch with members throughout the year. To keep the cohesion of the Club going in this difficult time, the Trustees kindly allowed the Chairman to give Out & About Club calendars and coffee mugs to all the members, seventy of these presents were given out.

The Trustees believe that the objectives of the Charity have been fulfilled, and that the Trust is providing a public benefit.

They are also pleased to report that none of the tenants have been detrimentally effected physically or financially by the pandemic.

The trustees are collectively responsible for the induction of any new trustee which involves awareness of a trustee's responsibilities, the governing document, administrative procedures, the history and philosophical approach of the charity.

Financial review and reserves

The Trust has unrestricted funds of £531,029 of which £328,301 relates to properties. The remaining reserves of £202,728 are required for major repairs and maintenance of properties, which are deemed appropriate for the future.

The Trust's policy is to maintain sufficient reserves for routine annual expenditure, the funding of substantial capital repairs or improvements to the properties as required and, should the opportunity arise, the provision of new housing in the local area.

Statement of Trustees' responsibilities

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing those financial statements the trustees are required to:-

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, applicable accounting regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on 9 July 2021 and signed on their behalf by:

Mr C A H Wills
Trustee/Chairman

Independent examiner's report to the trustees of The Hampshire Housing Trust

I report to the charity trustees on my examination of the accounts of the Hampshire Housing Trust (the Trust) for the year ended 5th April 2021.

Respective responsibilities of trustees and examiner

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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

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 charity 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.



Nick Fernyhough (FCA)
Saffery Champness LLP
Midland House
2 Poole Road
Bournemouth
BH2 5QY

Date: 24 September 2021

The Hampshire Housing Trust

Statement of financial activities
For the year ended 5 April 2021

	Note	Unrestricted Fund £	Total Funds 2021 £	Total Funds 2020 £
Income:				
Rents received		40,142	40,142	36,498
Investment income		3,601	3,601	4,311
Interest received		2	2	15
Gain on disposal of investments		-	-	2,468
Total income		43,745	43,745	43,292
Resources expended:				
Property insurance		1,370	1,370	1,291
Property repairs and maintenance		5,095	5,095	3,877
Property improvements		-	-	65,241
Light and heat		61	61	698
Rent and rates		(1,313)	(1,313)	4,308
Litchfield Farms administrative fees		3,000	3,000	3,000
Mark Hewson consultant		1,400	1,400	2,068
Out and About Club		709	709	7,128
Computer expenses		121	121	117
Accountancy		966	966	875
Legal and Professional – Tenancy & EPC		756	756	804
Sundry expense		300	300	-
Total resources expended		12,465	12,465	89,407
Net incoming/(outgoing) resources for the year		31,280	31,280	(46,115)
Other recognised gains and losses				
Realised and unrealised investment losses	3	19,262	19,262	(18,143)
Net movement in funds		50,542	50,542	(64,258)
Reconciliation of funds				
Total funds brought forward at 6 April 2020		483,374	483,374	547,632
Total funds carried forward at 5 April 2021		533,916	533,916	483,374

The above results are all from unrestricted funds. There are no restricted or endowment funds.

The Hampshire Housing Trust

Balance sheet
As at 5 April 2021

	Note	2021 £	2021 £	2020 £	2020 £
Fixed assets					
Tangible	2		328,301		328,301
Investments	3		149,908		130,102
			478,209		458,403
Current assets					
Cash at bank and in hand		58,331		29,277	
Debtors		382		-	
		58,713		29,277	
Current liabilities					
Accruals and deferred income		1,447		1,056	
Creditors	6	1,559		3,250	
		3,006		4,306	
Net current assets			55,707		24,971
Net assets			533,916		483,374
Represented by:					
Unrestricted income fund brought forward			483,374		547,632
Movement in funds during the year			50,542		(64,258)
			533,916		483,374

The financial statements on pages 5 to 10 were approved by the trustees on 9 July 2021:

Mr C A H Wills
Trustee/Chairman

The Countess of Portsmouth
Trustee

Mr J M J Balfour
Trustee

1 Accounting policies

In preparing the accounts the following accounting policies have been complied with:

(a) Accounting convention

The financial statements have been prepared under the historical cost convention, with the exception of listed investments which are included at their market value. The accounts (financial statements) have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from January 2015.

The Hampshire Housing Trust continues to be a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

(b) Incoming resources

Income is recognised in the period in which the charity is entitled to receipt and the amount can be measured with reasonable certainty.

Investment income is included in the accounts when receivable and includes the related tax recoverable. Investment gains or losses include the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

(c) Resources expended

(i) Administration/ governance costs represent expenditure incurred in the general running of the charity i.e. organisational administration and compliance with constitutional and statutory requirements etc. These costs are accounted for on the accruals basis.

(d) Taxation

As a registered charity, the Trust is exempt from income tax and capital gains tax, but not from the value added tax. Irrecoverable value added tax is included in the cost of those items to which it relates.

(e) Investments

Listed investments are stated at market value at the balance sheet date. Any realised gain or loss on disposal or unrealised gain or loss on revaluation is taken to the Statement of Financial Activities.

Any costs associated with the sale or purchase of investments is accounted for as part of the sale or purchase price of the investments.

(f) Fund accounting

The charity maintains the following funds:-

(i) Income fund – this represents accumulated income from the fixed assets investments and cash at bank and is applied for administering the affairs of the charity. This fund may at the discretion of the trustees be expended for capital purposes.

(g) Financial Instruments

The charity has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are recognised initially in the accounts at transaction price, including any transaction costs. At the end of each accounting period, basic financial instruments are recognised at amortised cost. For debt instruments this is calculated using the effective interest rate method.

(h) Critical estimates and judgements and key sources of estimation uncertainty

In the application of the Charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of revision and future periods where the revision effects both current and future periods. There are no critical estimates, judgements or key sources of estimation uncertainty in 2021 or 2020.

2 Tangible fixed assets

Freehold land & buildings	**2 The Village, Litchfield** £	**5,6,7 & 8 Grenage, Litchfield** £	**3,4 & 5 Jubilee Close, Litchfield** £	**Total** £
Cost at 6th April 2020	150,000	36,280	142,021	328,301
Net book value at 5th April 2021	**150,000**	**36,280**	**142,021**	**328,301**

The above properties are not depreciated as the residual property value is deemed to be greater than the carrying amount of the assets (as below).

Valuation
The trustees believe that the following open market valuations are appropriate at the Balance Sheet Date:

	2 The Village, Litchfield £	**5,6,7 & 8 Grenage, Litchfield** £	**3,4 & 5 Jubilee Close, Litchfield** £	**Total** £
Valuation	**320,000**	**800,000**	**960,000**	**2,080,000**

If the above values were to be incorporated into the accounts, the Net Asset Value of the Trust would be restated to £2,282,728 (2020: £2,235,073).

3 Fixed asset investments

	2021 £	2020 £
Market value as at 6 April 2020	130,102	142,976
Acquisitions at cost		9,963
Dividends re-invested	544	557
Disposals at carrying value		(5,251)
Unrealised gains/(losses) on revaluation	19,262	(18,143)
Market value as at 5 April 2021	**149,908**	**130,102**
Historic cost of investments as at 5 April 2021	**123,708**	**123,164**

The investments are all listed on the London Stock Exchange and are therefore deemed to be investment assets in the UK.

4 Trustees remuneration and expenses

No remuneration directly or indirectly was paid or payable out of the funds of the charity for the year to any trustee or to any person or persons known to be connected with any of them.

No reimbursement of expenses has been made or is due to be made to any of the trustees in respect of the year.

5 Fees for examination of the accounts

	2021 £	2020 £
Independent examination and accountancy	960	875

6 Creditors

	2021 £	2020 £
Trade creditors	1,559	3,250