

THE HOSTEL OF THE GOOD SHEPHERD

England & Wales · Charity number 261373

Details

Status Registered

Legal form Trust

Registered 1970-07-22

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

Contact

Address Brown Hilda
Hindhead Road
Haslemere
GU27 1LR

Phone 01428645771

Activities

Objects: PROVISION AND MAINTENANCE OF ALMSHOUSES FOR THE USE OF THE AGED POOR WITHOUT DISTINCTION OF SEX, CLASS OR CREED

Activities: To hold and maintain Almshouse premises in perpetuity for the use of the aged poor without distinction of sex, class or creed.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** PARISH OF FERNHURST
- West Sussex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£32,573	£11,420	-	-
2024-12-31	£31,922	£12,613	-	-
2023-12-31	£29,722	£29,206	-	-
2022-12-31	£27,460	£10,045	-	-
2021-12-31	£26,507	£6,525	-	-

Trustees

Name	Role	Appointed
Keith Leslie Tyler		2024-10-03
MARY ODDI		2011-04-21
Rev Elizabeth Shara Yonge		2025-10-02

Linked charities

- MISS ALICE MAUD TUDOR (261373-1)
- MISS ELIZABETH TUDOR (261373-2)

THE HOSTEL OF THE GOOD SHEPHERD

England & Wales - Charity number 261373

Accounts

Registered Charity Number: 261373

The Hostel of the Good Shepherd

Trustees' Report and Accounts

for the year ended 31 December 2025

The Hostel of the Good Shepherd

Report and Financial Statements

for the year ended 31 December 2025

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Independent examiner's report	9

The Hostel of the Good Shepherd

Trustees and Advisers

Trustees

The trustees are the Churchwardens of St Margaret of Antioch Church, Fernhurst:

The Reverend Liz Yonge	Vicar
Mrs M Oddi	Churchwarden
Mr K Tyler	

Other members

Richard Workman	Treasurer
Ken Newman	Property Manager
Mrs M Oddi	Secretary

Professional advisers

The professional advisers to the charity are:

Independent Examiner:	Mrs Imke Sanderson, FCCA 1 Chesholt Close Fernhurst Haslemere, Surrey GU27 3EB
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Bankers:	Lloyds Bank plc 5 The Square Petersfield GU32 3HL
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Principal address:	Brown Hylda Hindhead Road Haslemere, Surrey GU27 1LR
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Charity Registered Number:	261373
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The Hostel of the Good Shepherd

Trustees' Annual Report for the year ended 31 December 2025

Charity registered number

The charity is registered with the Charity Commissioners number 261373.

Governing document

The charity is governed by a trust deed dated 25 June 1935.

Aims and organisation

The buildings known as The Hostel of the Good Shepherd were erected by Owen Scripts Tudor in memory of his wife Elizabeth Tudor and administered on his death by Miss Catherine Tudor and Miss Alice Maud Tudor, his daughters. The almshouses trust known as 'The Hostel of the Good Shepherd' was set up by Miss C Tudor and Miss A M Tudor by means of a declaration dated 25 June 1935. They thereby vested land and buildings in Glebe Road, Fernhurst, West Sussex, known as 'The Hostel of the Good Shepherd' and land and buildings known as 1 and 2 The Laurels, Midhurst Road, Fernhurst, West Sussex.

The charity was gifted further property by Miss A M Tudor under her will in 1941 and Miss E Tudor in 1968.

The object of the charity is the maintenance of the almshouses for the use of the aged, without distinction of sex, class or creed and to hold other investments to generate income for the maintenance of the almshouses.

Property Management

Nos. 12 and 14 Glebe Road and 29 and 31 Midhurst Road (1 & 2 The Laurels) remained under the occupancy of the existing tenants throughout the period.

The 2021 Quinquennial survey was carried out in the autumn of 2021 and the repairs detailed in the surveyor's report are now complete.

Financial Position

The accounts of the charity are prepared on a receipts and payments basis. The year ended with a surplus of £11,420 (2024: £19,309). At the year-end COIF investment units were held at an open market value of £173,898 (2024: £182,640).

The Trustees continue to believe that the long term interests of the Trust are best served through their current investment in equities.

The Hostel of the Good Shepherd

Trustees' Annual Report for the year ended 31 December 2025 (Continued)

Risk and reserves policies

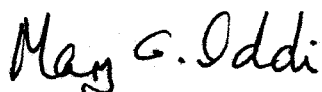
The trustees have undertaken a review of the major risks to which the charity is exposed, and systems designed to mitigate those risks have been considered.

The trustees continue to retain a reserve of unrestricted funds sufficient to cover the average expenditure over the past five years, doubled and with 15% added.

Independent examiner

Imke Sanderson has been re-appointed as independent examiner.

By order of the trustees



Mrs M Oddi, Secretary

Date: 5 March 2026

The Hostel of the Good Shepherd

Notes to the Account and Statement for the year ended 31 December 2025

1. Accounting Policies

- a) **Basis of preparation**
These accounts have been prepared under the historic cost convention on a receipts and payments basis, except for investments, which are stated at market value, and in accordance with applicable accounting standards and the Statement of Recommended Practice on "Accounting and Reporting by Charities" as applicable to smaller charities and the Charities Act 2011.
- b) **Investments**
Investments are stated at their open market value.
- c) **Freehold properties**
The freehold properties which were gifted to the charity are not valued.
- d) **Income and expenditure**
All income and expenditure is accounted for gross and when received or incurred.

2. Investments

		2025 Market Value £	2024 Market Value £
Non-Monetary Investments			
No. of Units	Description		
<u>4,055.25</u>	Charities Official Investment Fund income shares (2)	<u>78,355</u>	<u>82,294</u>
<u>4,944.80</u>	Charities Official Investment Fund income shares (1)		
<u>0.00</u>	additional units bought during the year		
<u>4,944.80</u>		<u>95,543</u>	<u>100,346</u>
<u>9,000.05</u>	Total investment	<u>173,898</u>	<u>182,640</u>
Monetary Investments			
	Charities Official Investment Fund deposit account	<u>60,041</u>	<u>52,609</u>
		<u>233,939</u>	<u>235,249</u>

3. Freehold Properties

The charity owns the following freehold properties which were gifted to the charity:

- 29 Midhurst Road, Fernhurst, Sussex
- 31 Midhurst Road, Fernhurst, Sussex
- 12 Glebe Road, Fernhurst, Sussex (Almshouses)
- 14 Glebe Road, Fernhurst, Sussex (Almshouses)

It is impractical for the trustees to estimate the value of the properties at the time of the gifts and therefore no value is placed on them in the accounts. Two of the properties are let to tenants on assured shorthold tenancy agreements and the others comprise the almshouses that are occupied rent-free. The insured value of the properties is now £1,433,535.

4. Transactions with trustees and connected persons

No trustees or connected person received any remuneration either directly or indirectly.

5. Trustee's expenses

No amounts were paid to any trustees during the year in respect of expenses.

The Hostel of the Good Shepherd

Receipts and Payments Account for the year ended 31 December 2025

	<u>2025</u>		<u>2024</u>	
	£	£	£	£
General Purposes Fund:				
Income				
Rent received		25,140		24,540
Investment income				
Charities Official Investment				
Fund dividends	5,106		4,972	
Bank interest	<u>2,327</u>		<u>2,410</u>	
		<u>7,433</u>		<u>7,382</u>
Total receipts		<u>32,573</u>		<u>31,922</u>
Direct Charitable Expenditure:				
Living allowance	1,900		1,900	
Repairs and maintenance	7,548		1,873	
Water rates	990		702	
Utilities, incl. service agreements	521		3,295	
Insurance	1,224		1,274	
New boiler	8,700		0	
Professional fees (Surveyor)	0		3,300	
Sundries	<u>20</u>		<u>20</u>	
		20,903		12,363
Other expenditure				
Examiner's remuneration		<u>250</u>		<u>250</u>
Total payments		<u>21,153</u>		<u>12,613</u>
Receipts over payments for the year		<u>11,420</u>		<u>19,309</u>

The Hostel of the Good Shepherd

Statement of Assets and Liabilities at 31 December 2025

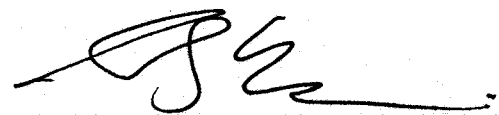
	Notes	2025		2024	
		£	£	£	£
Fixed Assets					
Building Improvement			79,236		79,236
Additions			0		0
			79,236		79,236
Monetary Assets					
Bank and cash balances:					
Lloyds TSB Bank plc - Treasurer's account		34,758		30,770	
COIF Charity Funds Deposit account	2	60,041	94,799	52,609	83,379
Total for general purposes fund			174,035		162,615
Non-Monetary Assets					
Held for investment purposes at market value	2		173,898		182,641
Liabilities					
Rent deposit held		1,450		1,450	
Rent deposit transferred to DPS		(1,450)	0	(1,450)	0
Total Net Assets			347,933		345,256
Represented by:					
Funds at 1 January 2025			345,256		321,912
(decrease) in value of investments			(8,743)		4,035
Surplus of income over expenditure			11,420		19,309
Funds at 31 December 2025			347,933		345,256

Approved by the trustees on

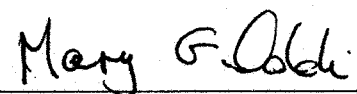
05/03/2026

Trustees:

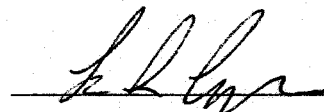
The Reverend Liz Yonge



Mrs M Oddi



Mr K Tyler



The Hostel of the Good Shepherd

Independent Examiner's Unqualified Report Registered Charity Number 261373

I report on the accounts for the year ended 31 December 2025 which are set out on pages 6 to 8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act;
- to follow procedures laid down in the General Directions given by the Charity Commission under Section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

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 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 statements below.

Independent examiner's statement

In connection with my examination no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



5 March 2026

Imke Sanderson,
Independent Examiner
1 Chesholt Close, Fernhurst, Haslemere, Surrey, GU27 3EB

THE HOSTEL OF THE GOOD SHEPHERD

England & Wales - Charity number 261373

Accounts

Registered Charity Number: 261373

The Hostel of the Good Shepherd

Trustees' Report and Accounts

for the year ended 31 December 2024

The Hostel of the Good Shepherd

Report and Financial Statements

for the year ended 31 December 2024

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The Hostel of the Good Shepherd

Trustees and Advisers

Trustees

The trustees are the Churchwardens of St Margaret of Antioch Church, Fernhurst:

Mrs M Oddi	Churchwarden
Mr K Tyler	

Other members

Richard Workman	Treasurer
Mr Ken Newman	Property Manager
Mrs M Oddi	Secretary

Professional advisers

The professional advisers to the charity are:

Independent Examiner:	Mrs Imke Sanderson, FCCA 1 Chesholt Close Fernhurst Haslemere, Surrey GU27 3EB
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Bankers:	Lloyds Bank plc 5 The Square Petersfield GU32 3HL
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Principal address:	Brown Hylda Hindhead Road Haslemere, Surrey GU27 1LR
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Charity Registered Number:	261373
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The Hostel of the Good Shepherd

Trustees' Annual Report for the year ended 31 December 2024

Charity registered number

The charity is registered with the Charity Commissioners number 261373.

Governing document

The charity is governed by a trust deed dated 25 June 1935.

Aims and organisation

The buildings known as The Hostel of the Good Shepherd were erected by Owen Scripts Tudor in memory of his wife Elizabeth Tudor and administered on his death by Miss Catherine Tudor and Miss Alice Maud Tudor, his daughters. The almshouses trust known as 'The Hostel of the Good Shepherd' was set up by Miss C Tudor and Miss A M Tudor by means of a declaration dated 25 June 1935. They thereby vested land and buildings in Glebe Road, Fernhurst, West Sussex, known as 'The Hostel of the Good Shepherd' and land and buildings known as 1 and 2 The Laurels, Midhurst Road, Fernhurst, West Sussex.

The charity was gifted further property by Miss A M Tudor under her will in 1941 and Miss E Tudor in 1968.

The object of the charity is the maintenance of the almshouses for the use of the aged, without distinction of sex, class or creed and to hold other investments to generate income for the maintenance of the almshouses.

Property Management

Nos. 12 and 14 Glebe Road and 29 and 31 Midhurst Road (1 & 2 The Laurels) remained under the occupancy of the existing tenants throughout the period.

The 2021 Quinquennial survey was carried out in the autumn of 2021 and the repairs detailed in the surveyor's report are now virtually complete with only repointing of some brickwork remaining to be done.

Financial position

The accounts of the charity are prepared on a receipts and payments basis. The year ended with a surplus of £19,309 (2023: £516). At the year-end COIF investment units were held at an open market value of £182,640 (2023: £178,606).

The Trustees continue to believe that the long term interests of the Trust are best served through their current investment in equities.

The Hostel of the Good Shepherd

Risk and reserves policies

The trustees have undertaken a review of the major risks to which the charity is exposed, and systems designed to mitigate those risks have been considered.

The trustees continue to retain a reserve of unrestricted funds sufficient to cover the average expenditure over the past five years, doubled and with 15% added.

Independent examiner

Imke Sanderson has been re-appointed as independent examiner.

By order of the trustees

Mrs M Oddi, Churchwarden
and Secretary

Mary G Oddi

Date: 6 May 2025

The Hostel of the Good Shepherd

Notes to the Account and Statement for the year ended 31 December 2024

1. Accounting Policies

a) **Basis of preparation**

These accounts have been prepared under the historic cost convention on a receipts and payments basis, except for investments, which are stated at market value, and in accordance with applicable accounting standards and the Statement of Recommended Practice on "Accounting and Reporting by Charities" as applicable to smaller charities and the Charities Act 2011.

b) **Investments**

Investments are stated at their open market value.

c) **Freehold properties**

The freehold properties which were gifted to the charity are not valued.

d) **Income and expenditure**

All income and expenditure is accounted for gross and when received or incurred.

2. Investments

	2024 Market Value £	2023 Market Value £
Non-Monetary Investments		
No. of Units		
Description		
<u>4,055.25</u>	<u>82,294</u>	<u>80,476</u>
Charities Official Investment Fund income shares (2)		
<u>4,944.80</u>		
Charities Official Investment Fund income shares (1)		
<u>0.00</u>		
additional units bought during the year		
<u>4,944.80</u>	<u>100,346</u>	<u>98,130</u>
<u>9,000.05a</u>	<u>182,640</u>	<u>178,606</u>
Total investment		
Monetary Investments		
Charities Official Investment Fund deposit account	<u>52,609</u>	<u>45,227</u>
	<u>235,249</u>	<u>223,833</u>

3. Freehold Properties

The charity owns the following freehold properties which were gifted to the charity:

- 29 Midhurst Road, Fernhurst, Sussex
- 31 Midhurst Road, Fernhurst, Sussex
- 12 Glebe Road, Fernhurst, Sussex (Almshouses)
- 14 Glebe Road, Fernhurst, Sussex (Almshouses)

It is impractical for the trustees to estimate the value of the properties at the time of the gifts and therefore no value is placed on them in the accounts. Two of the properties are let to tenants on assured shorthold tenancy agreements and the others comprise the almshouses that are occupied rent-free. The insured value of the properties is now £1,387,200.

4. Transactions with trustees and connected persons

No trustees or connected person received any remuneration either directly or indirectly.

5. Trustee's expenses

No amounts were paid to any trustees during the year in respect of expenses.

The Hostel of the Good Shepherd

Receipts and Payments Account for the year ended 31 December 2024

	<u>2024</u>		<u>2023</u>	
	£	£	£	£
General Purposes Fund:				
Income				
Rent received		24,540		23,185
Investment income				
Charities Official Investment				
Fund dividends	4,972		4,756	
Bank interest	<u>2,410</u>		<u>1,781</u>	
		<u>7,382</u>		<u>6,537</u>
Total receipts		<u>31,922</u>		<u>29,722</u>
Direct Charitable Expenditure:				
Living allowance	1,900		1,900	
Repairs and maintenance	1,873		1,503	
Water rates	702		650	
Utilities, incl. service agreements	3,295		664	
Insurance	1,274		1,079	
Professional fees (Surveyor)	3,300		0	
(Quinquennial work)	0		23,140	
Sundries	<u>20</u>		<u>20</u>	
		12,363		28,956
Other expenditure				
Examiner's remuneration		<u>250</u>		<u>250</u>
Total payments		<u>12,613</u>		<u>29,206</u>
Receipts over payments for the year		<u>19,309</u>		<u>516</u>

The Hostel of the Good Shepherd

Statement of Assets and Liabilities at 31 December 2024

	Notes	£	2024 £	£	2023 £
Fixed Assets					
Building Improvement			79,236		79,236
Additions			<u>0</u>		<u>0</u>
			79,236		79,236
Monetary Assets					
Bank and cash balances:					
Lloyds TSB Bank plc - Treasurer's account		30,770		18,843	
COIF Charity Funds Deposit account	2	<u>52,609</u>		<u>45,227</u>	
			83,379		64,070
Total for general purposes fund			<u>162,615</u>		<u>143,306</u>
Non-Monetary Assets					
Held for investment purposes at market value	2		182,641		178,606
Liabilities					
Rent deposit held		1,450		1,450	
Rent deposit transferred to DPS		<u>(1,450)</u>		<u>(1,450)</u>	
			0		0
Total Net Assets			<u>345,256</u>		<u>321,912</u>
Represented by:					
Funds at 1 January 2024			321,912		306,904
Increase in value of investments			4,035		14,493
Surplus of income over expenditure			<u>19,309</u>		<u>516</u>
Funds at 31 December 2024			<u>345,256</u>		<u>321,912</u>

Approved by the trustees on

Trustees:

Mrs M Oddi

Mary G. Oddi

Mr K Tyler

K Tyler
00/05/25

The Hostel of the Good Shepherd

Independent Examiner's Unqualified Report Registered Charity Number 261373

I report on the accounts for the year ended 31 December 2024 which are set out on pages 6 to 8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act;
- to follow procedures laid down in the General Directions given by the Charity Commission under Section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

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 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 statements below.

Independent examiner's statement

In connection with my examination no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



7/05/2025

Imke Sanderson,
Independent Examiner
1 Chesholt Close, Fernhurst, Haslemere, Surrey, GU27 3EB

THE HOSTEL OF THE GOOD SHEPHERD

England & Wales - Charity number 261373

Accounts

Registered Charity Number: 261373

The Hostel of the Good Shepherd

Trustees' Report and Accounts

for the year ended 31 December 2023

The Hostel of the Good Shepherd

Report and Financial Statements

for the year ended 31 December 2023

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Trustees and Advisers

Trustees

The trustees are The Vicar and Churchwardens of St Margaret of Antioch Church, Fernhurst:

Reverend Nick Haigh	Vicar
Mrs M Oddi	Churchwarden

Other members

Richard Workman	Treasurer
Mr Ken Newman	Property Manager
Mrs M Oddi	Secretary

Professional advisers

The professional advisers to the charity are:

Independent Examiner:	Mrs Imke Sanderson, FCCA 1 Chesholt Close Fernhurst Haslemere, Surrey GU27 3EB
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Principal address:	Brown Hylde Hindhead Road Haslemere, Surrey GU27 1LR
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Charity Registered Number:	261373
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The Hostel of the Good Shepherd

Trustees' Annual Report for the year ended 31 December 2023

Charity registered number

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Governing document

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Aims and organisation

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The charity was gifted further property by Miss A M Tudor under her will in 1941 and Miss E Tudor in 1968.

The object of the charity is the maintenance of the almshouses for the use of the aged, without distinction of sex, class or creed and to hold other investments to generate income for the maintenance of the almshouses.

Property Management

Nos. 12 and 14 Glebe Road and 29 and 31 Midhurst Road (1 & 2 The Laurels) remained under the occupancy of the existing tenants throughout the period.

The 2021 Quinquennial survey was carried out in the autumn of 2021 and the repairs detailed in the surveyor's report are now virtually complete with only repointing of some brickwork remaining to be done.

Financial position

The accounts of the charity are prepared on a receipts and payments basis. The year ended with a surplus of £516 (2022: £17,414). At the year-end COIF investment units were held at an open market value of £178,606 (2022: £144,113) with an additional amount of £20,000 having been invested in January 2023.

The Trustees continue to believe that the long term interests of the Trust are best served through their current investment in equities.

Risk and reserves policies

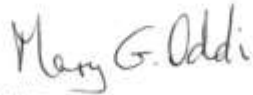
The trustees have undertaken a review of the major risks to which the charity is exposed, and systems designed to mitigate those risks have been considered.

The trustees continue to retain a reserve of unrestricted funds sufficient to cover the average expenditure over the past five years, doubled and with 15% added.

Independent examiner

Imke Sanderson has been re-appointed as independent examiner.

By order of the trustees



Mrs M Oddi, Secretary

Date: 7 March 2024

Notes to the Account and Statement
for the year ended 31 December 2023

1. Accounting Policies

- a) **Basis of preparation**
These accounts have been prepared under the historic cost convention on a receipts and payments basis, except for investments with applicable accounting standards and the Statement of Recommended Practice on "Accounting and Reporting by Charities" 2011.
- b) **Investments**
Investments are stated at their open market value.
- c) **Freehold properties**
The freehold properties which were gifted to the charity are not valued.
- d) **Income and expenditure**
All income and expenditure is accounted for gross and when received or incurred.

2. Investments

	2023 Market Value £	2022 Market Value £
Non-Monetary Investments		
No. of Units		
Description		
<u>4,055.25</u>	<u>80,476</u>	<u>73,704</u>
Charities Official Investment Fund income shares (2)		
3,874.01		
Charities Official Investment Fund income shares (1)		
<u>1,070.79</u>		
additional units bought during the year		
<u>4,944.80</u>	<u>98,130</u>	<u>70,410</u>
<u>9,000.05</u>	<u>178,606</u>	<u>144,114</u>
Total investment		
Monetary Investments		
Charities Official Investment Fund deposit account	<u>45,227</u>	<u>38,690</u>
	<u>223,833</u>	<u>182,804</u>

3. Freehold Properties

The charity owns the following freehold properties which were gifted to the charity:

- 29 Midhurst Road, Fernhurst, Sussex
- 31 Midhurst Road, Fernhurst, Sussex
- 12 Glebe Road, Fernhurst, Sussex (Almshouses)
- 14 Glebe Road, Fernhurst, Sussex (Almshouses)

It is impractical for the trustees to estimate the value of the properties at the time of the gifts and therefore no value is placed on the tenants on assured shorthold tenancy agreements and the others comprise the almshouses that are occupied rent-free. The insured

4. Transactions with trustees and connected persons

No trustees or connected person received any remuneration either directly or indirectly.

5. Trustee's expenses

No amounts were paid to any trustees during the year in respect of expenses.

The Hostel of the Good Shepherd

Receipts and Payments Account for the year ended 31 December 2023

	<u>2023</u>		<u>2022</u>	
	£	£	£	£
General Purposes Fund:				
Income				
Rent received		23,185		22,800
Investment income				
Charities Official Investment				
Fund dividends	4,756		4,303	
Bank interest	<u>1,781</u>		<u>356</u>	
		<u>6,537</u>		<u>4,660</u>
Total receipts		<u>29,722</u>		<u>27,460</u>
Direct Charitable Expenditure:				
Living allowance	1,900		1,900	
Repairs and maintenance	1,503		2,955	
Water rates	650		569	
Utilities, incl. service agreements	664		815	
Insurance	1,079		922	
Professional fees (Quinquennial report)	0		1,188	
Quinquennial work	23,140		1,446	
Sundries	<u>20</u>		<u>0</u>	
		28,956		9,795
Other expenditure				
Examiner's remuneration		<u>250</u>		<u>250</u>
Total payments		<u>29,206</u>		<u>10,045</u>
Receipts over payments for the year		<u>516</u>		<u>17,414</u>

The Hostel of the Good Shepherd

Statement of Assets and Liabilities at 31 December 2023

	Note		
		2023	2022
		£	£
Fixed Assets			
Building Improvement		79,236	79,236
Additions		<u>0</u>	<u>0</u>
		79,236	79,236
Monetary Assets			
Bank and cash balances:			
Lloyds TSB Bank plc - Treasurer's account		18,843	44,864
COIF Charity Funds Deposit account	2	<u>45,227</u>	<u>38,690</u>
		64,070	83,554
Total for general purposes fund		143,306	162,791
Non-Monetary Assets			
Held for investment purposes at market value	2	178,606	144,113
Liabilities			
Rent deposit held		1,450	1,450
Rent deposit transferred to DPS		<u>(1,450)</u>	<u>(1,450)</u>
		0	0
Total Net Assets		<u>321,912</u>	<u>306,904</u>
Represented by:			
Funds at 1 January 2022		306,904	308,452
Increase/(Reduction) in value of investments		14,493	(18,963)
Surplus of income over expenditure		<u>516</u>	<u>17,414</u>
		<u>321,912</u>	<u>306,904</u>

Approved by the trustees on 7th March 2024

Trustees:
Rev N Haigh 

Mrs M Oddi 

The Hostel of the Good Shepherd

Independent Examiner's Unqualified Report Registered Charity Number 261373

I report on the accounts for the year ended 31 December 2023 which are set out on pages 6 to 8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act;
- to follow procedures laid down in the General Directions given by the Charity Commission under Section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

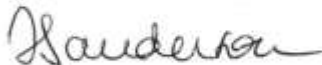
Basis of independent examiner's report

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 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 statements below.

Independent examiner's statement

In connection with my examination no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



11/3/2024

Imke Sanderson,
Independent Examiner
1 Chesholt Close, Fernhurst, Haslemere, Surrey, GU27 3EB

THE HOSTEL OF THE GOOD SHEPHERD

England & Wales - Charity number 261373

Accounts

Registered Charity Number: 261373

The Hostel of the Good Shepherd

Trustees' Report and Accounts

for the year ended 31 December 2022

The Hostel of the Good Shepherd

Report and Financial Statements

for the year ended 31 December 2022

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The Hostel of the Good Shepherd

Trustees and Advisers

Trustees

The trustees are The Vicar and Churchwardens of St Margaret of Antioch Church, Fernhurst:

Reverend Nick Haigh	Vicar
Mrs M Oddi	Churchwarden

Other members

Richard Workman	Treasurer
Mr Ken Newman	Property Manager
Mrs M Oddi	Secretary

Professional advisers

The professional advisers to the charity are:

Independent Examiner:	Mrs Imke Sanderson, FCCA 1 Chesholt Close Fernhurst Haslemere, Surrey GU27 3EB
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Bankers:	Lloyds Bank plc 3 The Square Liphook GU30 7AE
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Principal address:	Brown Hylde Hindhead Road Haslemere, Surrey GU27 1LR
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Charity Registered Number:	261373
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The Hostel of the Good Shepherd

Trustees' Annual Report for the year ended 31 December 2022

Charity registered number

The charity is registered with the Charity Commissioners number 261373.

Governing document

The charity is governed by a trust deed dated 25 June 1935.

Aims and organisation

The buildings known as The Hostel of the Good Shepherd were erected by Owen Scripts Tudor in memory of his wife Elizabeth Tudor and administered on his death by Miss Catherine Tudor and Miss Alice Maud Tudor, his daughters. The almshouses trust known as 'The Hostel of the Good Shepherd' was set up by Miss C Tudor and Miss A M Tudor by means of a declaration dated 25 June 1935. They thereby vested land and buildings in Glebe Road, Fernhurst, West Sussex, known as 'The Hostel of the Good Shepherd' and land and buildings known as 1 and 2 The Laurels, Midhurst Road, Fernhurst, West Sussex.

The charity was gifted further property by Miss A M Tudor under her will in 1941 and Miss E Tudor in 1968.

The object of the charity is the maintenance of the almshouses for the use of the aged, without distinction of sex, class or creed and to hold other investments to generate income for the maintenance of the almshouses.

Property Management

Nos. 12 and 14 Glebe Road and 29 and 31 Midhurst Road (1 & 2 The Laurels) remained under the occupancy of the existing tenants throughout the period.

The 2021 Quinquennial survey was carried out in the autumn of 2021 and the repairs detailed in the surveyor's report are due to be completed in 2023.

Financial position

The accounts of the charity are prepared on a receipts and payments basis. The year ended with a surplus of £17,414 (2020: £19,982). At the year-end COIF investment units were held at an open market value of £144,114 (2020: £163,076).

The Trustees continue to believe that the long term interests of the Trust are best served through their current investment in equities.

Risk and reserves policies

The trustees have undertaken a review of the major risks to which the charity is exposed, and systems designed to mitigate those risks have been considered.

The trustees continue to retain a reserve of unrestricted funds sufficient to cover the average expenditure over the past five years, doubled and with 15% added.

Independent examiner

Imke Sanderson has been re-appointed as independent examiner.

By order of the trustees



Mrs M Oddi, Secretary

Date: 16 March 2023

The Hostel of the Good Shepherd

Notes to the Account and Statement for the year ended 31 December 2022

1. Accounting Policies

a) **Basis of preparation**

These accounts have been prepared under the historic cost convention on a receipts and payments basis, except for investments, which are stated at market value, and in accordance with applicable accounting standards and the Statement of Recommended Practice on "Accounting and Reporting by Charities" as applicable to smaller charities and the Charities Act 2011.

b) **Investments**

Investments are stated at their open market value.

c) **Freehold properties**

The freehold properties which were gifted to the charity are not valued.

d) **Income and expenditure**

All income and expenditure is accounted for gross and when received or incurred.

2. Investments

	2022 Market Value £	2021 Market Value £
Non-Monetary Investments		
No. of Units		
Description		
4,055.25	73,704	83,402
Charities Official Investment Fund income shares (2)		
<u>3,874.01</u>	<u>70,410</u>	<u>79,674</u>
Charities Official Investment Fund income shares (1)		
<u>7,929.26</u>	144,114	163,076
Monetary Investments		
Charities Official Investment Fund deposit account	<u>38,690</u>	<u>34,030</u>
	<u>182,804</u>	<u>197,106</u>

3. Freehold Properties

The charity owns the following freehold properties which were gifted to the charity:

- 29 Midhurst Road, Fernhurst, Sussex
- 31 Midhurst Road, Fernhurst, Sussex
- 12 Glebe Road, Fernhurst, Sussex (Almshouses)
- 14 Glebe Road, Fernhurst, Sussex (Almshouses)

It is impractical for the trustees to estimate the value of the properties at the time of the gifts and therefore no value is placed on them in the accounts. Two of the properties are let to tenants on assured shorthold tenancy agreements and the others comprise the almshouses that are occupied rent-free. The insured value of the properties is now £817,712.

4. Transactions with trustees and connected persons

No trustees or connected person received any remuneration either directly or indirectly.

5. Trustee's expenses

No amounts were paid to any trustees during the year in respect of expenses.

The Hostel of the Good Shepherd

Receipts and Payments Account for the year ended 31 December 2022

	2022		2021	
	£	£	£	£
General Purposes Fund:				
Income				
Rent received		22,800		22,310
Investment income				
Charities Official Investment				
Fund dividends	4,303		4,193	
Bank interest	356		4	
		4,660		4,197
Total receipts		27,460		26,507
Direct Charitable Expenditure:				
Living allowance	1,900		1,900	
Repairs and maintenance	2,955		2,112	
Improvements	0		0	
Water rates	569		594	
Gas and electricity	815		800	
Insurance	922		848	
Professional fees (Quinquennial report)	1,188		0	
Quinquennial work	1,446		0	
Sundries	0		20	
		9,795		6,275
Other expenditure				
Examiner's remuneration		250		250
Total payments		10,045		6,525
Receipts over payments for the year		17,414		19,982

The Hostel of the Good Shepherd

Statement of Assets and Liabilities at 31 December 2022

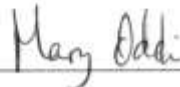
	Note			2022			2021
		£	£	£	£	£	£
Fixed Assets							
Building Improvement			79,236			79,236	
Additions			<u>0</u>			<u>0</u>	
			79,236			79,236	
Monetary Assets							
Bank and cash balances:							
Lloyds TSB Bank plc - Treasurer's account		44,864		32,110			
COIF Charity Funds Deposit account	2	<u>38,690</u>		<u>34,030</u>			
			83,554			66,140	
Total for general purposes fund			<u>162,791</u>			<u>145,376</u>	
Non-Monetary Assets							
Held for investment purposes at market value	2		144,113			163,076	
Liabilities							
Rent deposit held		1,450		1,450			
Rent deposit transferred to DPS		<u>(1,450)</u>		<u>(1,450)</u>			
			0			0	
Total Net Assets			<u>306,904</u>			<u>308,452</u>	
Represented by:							
Funds at 1 January 2022			308,452			268,212	
(Reduction)/Increase in value of investments			(18,963)			20,259	
Surplus of income over expenditure			<u>17,414</u>			<u>19,982</u>	
			<u>306,904</u>			<u>308,452</u>	

Approved by the trustees on

Trustees:
Rev N Haigh

 16th March 2023

Mrs M Oddi

 16 March 2023

The Hostel of the Good Shepherd

Independent Examiner's Unqualified Report

Registered Charity Number 261373

I report on the accounts for the year ended 31 December 2022 which are set out on pages 6 to 8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act;
- to follow procedures laid down in the General Directions given by the Charity Commission under Section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

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 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 statements below.

Independent examiner's statement

In connection with my examination no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Imke Sanderson,
Independent Examiner
1 Chesholt Close, Fernhurst, Haslemere, Surrey, GU27 3EB

20/3/2023

THE HOSTEL OF THE GOOD SHEPHERD

England & Wales - Charity number 261373

Accounts

Registered Charity Number: 261373

The Hostel of the Good Shepherd

Trustees' Report and Accounts

for the year ended 31 December 2021

The Hostel of the Good Shepherd

Report and Financial Statements

for the year ended 31 December 2021

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The Hostel of the Good Shepherd

Trustees and Advisers

Trustees

The trustees are The Vicar and Churchwardens of St Margaret of Antioch Church, Fernhurst:

Reverend Nick Haigh	Vicar
Mrs M Oddi	Churchwarden

Other members

Richard Workman	Treasurer
Mr Ken Newman	Property Manager
Mrs M Oddi	Secretary

Professional advisers

The professional advisers to the charity are:

Independent Examiner:	Mrs Imke Sanderson, FCCA 1 Chesholt Close Fernhurst Haslemere, Surrey GU27 3EB
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Bankers:	Lloyds Bank plc 3 The Square Liphook GU30 7AE
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Principal address:	Brown Hylde Hindhead Road Haslemere, Surrey GU27 1LR
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Charity Registered Number:	261373
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The Hostel of the Good Shepherd

Trustees' Annual Report for the year ended 31 December 2021

Charity registered number

The charity is registered with the Charity Commissioners number 261373.

Governing document

The charity is governed by a trust deed dated 25 June 1935.

Aims and organisation

The buildings known as The Hostel of the Good Shepherd were erected by Owen Scripts Tudor in memory of his wife Elizabeth Tudor and administered on his death by Miss Catherine Tudor and Miss Alice Maud Tudor, his daughters. The almshouses trust known as 'The Hostel of the Good Shepherd' was set up by Miss C Tudor and Miss A M Tudor by means of a declaration dated 25 June 1935. They thereby vested land and buildings in Glebe Road, Fernhurst, West Sussex, known as 'The Hostel of the Good Shepherd' and land and buildings known as 1 and 2 The Laurels, Midhurst Road, Fernhurst, West Sussex.

The charity was gifted further property by Miss A M Tudor under her will in 1941 and Miss E Tudor in 1968.

The object of the charity is the maintenance of the almshouses for the use of the aged, without distinction of sex, class or creed and to hold other investments to generate income for the maintenance of the almshouses.

Property Management

Nos. 12 and 14 Glebe Road and 29 and 31 Midhurst Road (1 & 2 The Laurels) remained under the occupancy of the existing tenants throughout the period.

The 2021 Quinquennial survey was carried out in the autumn of 2021 and the surveyor's report is awaited.

Financial position

The accounts of the charity are prepared on a receipts and payments basis. The year ended with a surplus of £19,982 (2020: £15,784). At the year-end COIF investment units were held at an open market value of £163,076 (2020: £142,817).

The Trustees continue to believe that the long term interests of the Trust are best served through their current investment in equities.

Risk and reserves policies

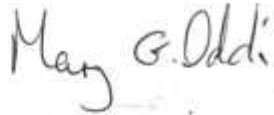
The trustees have undertaken a review of the major risks to which the charity is exposed, and systems designed to mitigate those risks have been considered.

The trustees continue to retain a reserve of unrestricted funds sufficient to cover the average expenditure over the past five years, doubled and with 15% added.

Independent examiner

Imke Sanderson has been re-appointed as independent examiner.

By order of the trustees



Mrs M Oddi, Secretary

Date: 24/3/2022

The Hostel of the Good Shepherd

Independent Examiner's Unqualified Report Registered Charity Number 261373

I report on the accounts for the year ended 31 December 2021 which are set out on pages 7 to 8.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Section 145 of the 2011 Act;
- to follow procedures laid down in the General Directions given by the Charity Commission under Section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

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 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 statements below.

Independent examiner's statement

In connection with my examination no matter has come to my attention:

1. which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 130 of the 2011 Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



31/3/22

Imke Sanderson,
Independent Examiner
1 Chesholt Close, Fernhurst, Haslemere, Surrey, GU27 3EB

The Hostel of the Good Shepherd

Notes to the Account and Statement for the year ended 31 December 2021

1. Accounting Policies

a) **Basis of preparation**

These accounts have been prepared under the historic cost convention on a receipts and payments basis, except for investments, which are stated at market value, and in accordance with applicable accounting standards and the Statement of Recommended Practice on "Accounting and Reporting by Charities" as applicable to smaller charities and the Charities Act 2011.

b) **Investments**

Investments are stated at their open market value.

c) **Freehold properties**

The freehold properties which were gifted to the charity are not valued.

d) **Income and expenditure**

All income and expenditure is accounted for gross and when received or incurred.

2. Investments

		2021 Market Value £	2020 Market Value £
Non-Monetary Investments			
No. of Units	Description		
4,055.25	Charities Official Investment Fund income shares (2)	83,402	73,041
<u>3,874.01</u>	Charities Official Investment Fund income shares (1)	<u>79,674</u>	<u>69,776</u>
<u>7,929.26</u>		163,076	142,817
Monetary Investments			
	Charities Official Investment Fund deposit account	<u>34,030</u>	<u>29,833</u>
		<u>197,106</u>	<u>172,650</u>

3. Freehold Properties

The charity owns the following freehold properties which were gifted to the charity:

- 29 Midhurst Road, Fernhurst, Sussex
- 31 Midhurst Road, Fernhurst, Sussex
- 12 Glebe Road, Fernhurst, Sussex (Almshouses)
- 14 Glebe Road, Fernhurst, Sussex (Almshouses)

It is impractical for the trustees to estimate the value of the properties at the time of the gifts and therefore no value is placed on them in the accounts. Two of the properties are let to tenants on assured shorthold tenancy agreements and the others comprise the almshouses that are occupied rent-free. The insured value of the properties is now £748,476.

4. Transactions with trustees and connected persons

No trustees or connected person received any remuneration either directly or indirectly.

5. Trustee's expenses

No amounts were paid to any trustees during the year in respect of expenses.

The Hostel of the Good Shepherd

Receipts and Payments Account for the year ended 31 December 2021

	2021		2020	
	£	£	£	£
General Purposes Fund:				
Income				
Rent received		22,310		17,910
Investment income				
Charities Official Investment				
Fund dividends	4,193		3,535	
Bank interest	4		70	
		4,197		3,605
Total receipts		26,507		21,515
Direct Charitable Expenditure:				
Living allowance	1,900		1,900	
Repairs and maintenance	2,112		1,407	
Improvements	0		0	
Water rates	594		548	
Gas and electricity	800		781	
Insurance	848		825	
Sundries	20		20	
		6,275		5,482
Other expenditure				
Examiner's remuneration		250		250
Total payments		6,525		5,732
Receipts over payments for the year		19,982		15,784

The Hostel of the Good Shepherd

Statement of Assets and Liabilities at 31 December 2021

	Note	2021		2020	
		£	£	£	£
Fixed Assets					
Building Improvement			79,236		79,236
Additions			<u>0</u>		<u>0</u>
			79,236		79,236
Monetary Assets					
Bank and cash balances:					
Lloyds TSB Bank plc - Treasurer's account		32,110		16,325	
COIF Charity Funds Deposit account	2	<u>34,030</u>		<u>29,834</u>	
			66,140		46,158
Total for general purposes fund			145,376		125,394
Non-Monetary Assets					
Held for investment purposes at market value	2		163,076		142,817
Liabilities					
Rent deposit held		1,450		1,450	
Rent deposit transferred to DPS		<u>(1,450)</u>		<u>(1,450)</u>	
			0		0
Total Net Assets			<u>308,452</u>		<u>268,212</u>
Represented by:					
Funds at 1 January 2021			268,212		245,022
Increase in value of investments			20,259		7,406
Surplus of income over expenditure			<u>19,982</u>		<u>15,784</u>
			<u>308,452</u>		<u>268,212</u>

Approved by the trustees on 24 MARCH 2022

Trustees:
Rev N Haigh



Mrs M Oddi