HOUSING INDEPENDENT PEOPLE

(A Company Limited by Guarantee)

Company No. 09413144
Charity No. 1160664

TRUSTEE'S ANNUAL REPORT

FOR THE YEAR ENDED

31 MARCH 2026

Contents

	Page
Reference and administrative information	**3**
Trustees' annual report	**4 - 7**

Trustees:	Chair	Dr Richard Roberts
	Trustee	Mr Paul Boys
	Secretary	Mrs Jacqueline Roberts
	Trustee	Dr Tom Waterfall
	Trustee	Mr Andrew Boys
	Trustee	Mr Andreas Graham
	Trustee	Miss Sally Ayling
	Trustee	Mr Rob Ward
Company Secretary:	Secretary	Mrs Jacqueline Roberts
Chief Executive:		None. Company/Charity administered by the trustees
Company number:		09413144
Charity number:		1160664
Registered office:		2-4 Gladstone Place Newton Abbot Devon TQ12 2HR
Accountants:		TS Partners Ltd
Bankers:		HSBC 42 Courtenay St Newton Abbot TQ12 2EB
Solicitors:		Russel Cooke LLP 2 Putney Hill London SW15 6AB

The trustees, who are also directors under company law, present their report and financial statements for the year ended 31 March 2026.

The trustees confirm that the financial statements comply with current statutory requirements, the memorandum and articles of association and the Statement of Recommended Practice - Accounting and Reporting by Charities: SORP applicable to charities preparing their accounts in accordance with FRS 102.

Objectives and activities

Purposes and aims

The objects of the charitable company are to provide or facilitate the provision of accommodation, care and welfare or other related support services to persons with disabilities including permanent learning disabilities.

Public benefit

The trustees have had regard to the Charity Commission's guidance on public benefit.

The charity has provided high quality, affordable housing for adults with disabilities, allowing them to live independently.

Achievements and performance

Housing Independent People (HIP) owns two houses in Newton Abbot, which provide quality accommodation for adults with learning disabilities, 4 tenants in one house and 3 in the other. The tenants all receive housing benefit. They receive care packages with both one-to-one and shared elements, and each house has a carer sleeping in overnight. These care packages are neither organised nor provided by HIP, whose role is that of landlord.

The tenants remain unchanged since last year and continue to achieve an increased degree of independence. The parents of the tenants are becoming older, and the move of their sons/daughters to housing provided by HIP has provided reassurance that their housing will be secure for the future.

Financial review

Income for the year came from rent and "contributions" (£44,316). There were no donations this year and no fund raising. "Contributions" are received from the tenants for the costs of electricity, gas, rates, internet charges etc., which the charity pays on behalf of the tenants. The policy is to adjust the amounts of the contributions paid each month so that they match the cost of these services. The rental income is used for maintenance of the properties and, when reserves are adequate, will be used for repayment of an outstanding loan of £30,000 and future charitable purposes.

Expenditure (including depreciation on the house values of £16,785) was £43,583, giving a surplus for the year of £733.

Cash at bank was £66,822, compared to £49,304 on 31 March 2025, an increase of £17,518.

Total funds on 31 March 2026 were £487,205.

Reserve policy

HIP continues to have a policy to build up a cash reserve of £60,000 to ensure prompt maintenance of the properties. The cash at bank increased to £66,822 on 31st March 2026. The increase in the cash position should permit commencement of repayment of a loan of £30,000 during the financial year ending March 2027.

Going concern

The trustees believe the charity is a going concern.

Principal risks and uncertainties

If the charity lost its tenants and had difficulty finding new tenants, it would lose its rental income and its charitable purpose. The trustees think this risk is very low. The tenants receive housing benefit to pay their rents. They have permanent learning disabilities and their eligibility for the benefit is not likely to change.

Plans for the future

In 2015 the charity achieved its initial objective of purchasing and refurbishing a property to provide high quality accommodation for up to four adults with disabilities, including learning disabilities. This was possible due to a large donation. In 2018 the charity had the donation of a second house accommodating four residents with learning disabilities. We anticipate that we will gradually accumulate funds from the rental income, but it will be many years before funds accumulate sufficiently to consider purchase of another property. At present we are concentrating on continuing to make a success of the houses we have acquired. In the short term any expansion to additional properties will be dependent on further donations. We are not planning to increase our borrowing.

Structure, governance and management

The governing document of the charity is the Articles of Association. The charity is a company limited by guarantee which was incorporated on 29th January 2015. The charity's Policies were formally reviewed and updated in March 2018. No further amendments to existing policies have since been deemed necessary, but a new policy on Delegation of Authority relating to payments is being formulated.

Appointment of trustees

When the charity was incorporated there were three trustees with previous experience of charitable trusteeship and relevant experience for HIP (1. A retired director of a national builder who supervised the refurbishment of the residential property, 2. A former Director of social work and retired Chief Executive of the Scottish care regulator, 3. A retired neurologist). An additional trustee was identified and recruited by the existing trustees in March 2015, who is a local general practitioner and distant relative of one of the tenants. Following the donation of a second house in 2018 two additional younger trustees were appointed, who are each siblings of tenants, and who will be in a good position to represent their interests. At the 2024 AGM 2 further trustees were appointed, who again are siblings of tenants. There are, therefore, now 8 trustees and there are no plans to increase this at present. Trustees are appointed for 3 years and are then eligible for reappointment. The charity has a Policy on trustee appointment.

Trustee induction and training

Housing Independent People, being a very small charity, has not organised formal trustee induction and training. Three of the trustees, however, have experience of being Chairs of other

larger charities gaining relevant experience and governance training. One of the trustees was registered with the Scottish Social Services Council and was an approved member of Disclosure Scotland's Protection of Vulnerable Groups Scheme. All trustees have familiarised themselves with the Detailed Guidance of what is required of a charity trustee.

Related parties and relationships with other organisations

None

Remuneration policy for key management personnel

Housing Independent People has no employees and is administered by the trustees. The trustees have not claimed any remuneration or expenses. One of the trustees (PB) compiles the accounts, and he manages the maintenance of the houses and house improvements. Succession planning for these roles is being undertaken. At some point in the future it is possible that HIP will need to employ professional services for some tasks.

Statement of responsibilities of the trustees

The trustees (who are also directors of a charitable company for the purposes of company law) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these 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
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The total number of such guarantees at 31 March 2026 were 8.

The trustees are members of the charity but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Statement as to disclosure to our accountants

In so far as the trustees are aware:

- There is no relevant accounting information of which the charitable company's auditors are unaware; and
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Accountants

TS Partners has been appointed to provide an Independent Examination of the accounts.

The trustees' annual report was approved by the trustees on 21st October 2026

and signed on their behalf by;



Richard Roberts (Nov 10, 2026, 12:32pm)

21st October 2026

……

Dr Richard Roberts
Chair

Signable

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Parties involved with this document

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Date	Action
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Company no. 09413144
Charity no. 1160664

Housing Independent People

Report and Financial Statements

31 March 2026

Housing Independent People

Statement of Financial Activities (income and expenditure account) for the period from April 2025 to March 2026

	Unrestricted Funds	Restricted Funds	Total 2026	Unrestricted Funds	Restricted Funds	Total 2025
	£	£	£	£	£	£
Incoming Resources						
General Donations	0		**0**	0		**0**
Rent & Contributions	44,316		**44,316**	42,978		**42,978**
	44,316	**0**	**44,316**	**42,978**	**0**	**42,978**
Resources Expended						
House Purchase Fees & Depreciation	16,785		**16,785**	16,785		**16,785**
House Development	0		**0**	2,704		**2,704**
House Running Costs	24,474		**24,474**	24,804		**24,804**
Governance	2,324		**2,324**	854		**854**
	43,583	**0**	**43,583**	**45,146**	**0**	**45,146**
Net Movement in Funds	**733**	**0**	**733**	**(2,168)**	**0**	**(2,168)**
Reconciliation of funds:						
Total funds brought forward	486,472	0	**486,472**	488,640	0	**488,640**
Transfer of Assets		0	**0**		0	0
Total funds carried forward	**487,205**	**0**	**487,205**	**486,472**	**0**	**486,472**

All of the above results are derived from continuing activities.
There were no other recognised gains or losses other than those stated above.

Housing Independent People

Balance Sheet
As at 31 March 2026

	Note	Total 2026 £	Total 2025 £
Fixed Assets	1	450,883	467,668
Current Assets			
Cash at Bank and in Hand		66,822	49,304
Debtors		0	0
		66,822	**49,304**
Creditors: amounts falling due within one year	2	(500)	(500)
Net Current Assets		**66,322**	**48,804**
Total assets less current liabilities		**517,205**	**516,472**
Creditors: amounts due after more than 1 year	3	(30,000)	(30,000)
Total Net Assets		**487,205**	**486,472**
Charity Funds			
Unrestricted Funds		487,205	486,472
Restricted Funds			
Total Funds		**487,205**	**486,472**

(a) For the period ended 31 March 2023 the company was entitled to exemption under section 477(2) of the Companies Act 2006.

(b) No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

(c) The directors acknowledge their responsibility for:

i. ensuring the company keeps accounting records which comply with section 386; and

ii. preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with section 393, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

Approved by the Directors on 21st October 2026 and signed on their behalf by:

Paul Boys

Paul Boys (Nov 10, 2026, 11:43am)

Director: Paul Boys

21st October 2026

Date

1. Tangible fixed assets

	Freehold property £
Cost	
At the start of the year	576,673
Additions in year	
Disposals in year	-
At the end of the year	**576,673**
Depreciation	
At the start of the year	109,005
Charge for the year	16,785
Eliminated on disposal	-
At the end of the year	**125,790**
Net book value	
At the end of the year	**450,883**
At the start of the year	467,668

All of the above assets are used for charitable purposes.

2. Creditors: amounts due within 1 year

	2026 £	2025 £
Trade creditors	500	500
	500	**500**

3. Creditors: amounts due after more than 1 year

	2026 £	2025 £
Loan Repayment	**30,000**	**30,000**

Signable

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CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/directors/members of	HOUSING INDEPENDENT PEOPLE
On accounts for the year ended	31 MARCH 2026
Charity no. / Company no.	Charity no.: 1160664 Company no.: 09413144
Set out on pages	1 - 2

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 / 03 /2026.

Responsibilities and basis of report

As the charity's trustees of the Company (who are also the directors of the company for the purposes of company law), you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ("the 2006 Act").

Having satisfied myself that the accounts of the Company are not required to be audited for this year under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination, I have followed the Directions given by the Charity Commission (under section 145(5)(b) of the 2011 Act).

Independent examiner's statement

~~[The company's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.~~

[Struck through in the original document.]

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) which gives me cause to believe that:

- ~~accounting records were not kept in accordance with section 386 of the Companies Act 2006; or~~
- ~~the accounts do not accord with such records; or~~
- ~~the accounts do not comply with relevant accounting requirements under section 396 of the Companies Act 2006 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; or~~
- ~~the accounts have not been prepared in accordance with the Charities SORP (FRS102).~~

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.

** Please delete the words in the brackets if they do not apply.*

Signed:	Date: 10/11/2026
Name:	JOHN WHITEHEAD FCCA
Relevant professional qualification(s) or body (if any):	ACCA CHARTERED CERTIFIED ACCOUNTANT
Address:	2-4 GLADSTONE PLACE NEWTON ABBOT, DEVON TQ12 2HR

Section B Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.	*[Left blank in the original document.]*