WILLS & STICKLAND HOMES
Charity No. 205485

Trustees Report for year ending 31st March 2026

Wills and Stickland Homes is a small, long-standing local charity in Clevedon, North Somerset, that exists to provide affordable, secure accommodation for local people in need. It has 14 properties (bungalows).

These bungalows are let to people aged 55 years and over, who can look after themselves. There are four one bed bungalows and 10 two-bedroom bungalows. The bungalows are available to rent to suitable residents at a subsidised, below market value, price. A warden lives in one of the bungalows and is on call for any urgent assistance, *e.g. if any of the residents are taken ill during the night to contact the emergency services.*

The subsidised rent that the residents pay, covers most repairs, and miscellaneous expenses. In addition to general day to day property maintenance and repairs there has been significant property expenditure during the year which has directly benefitted residents:

- A comprehensive refurbishment of a two-bed property, extending to new wiring, redecoration throughout, carpets replacement throughout, new kitchen, new bathroom and new central heating.
- Extensive improvements to several of the rear gardens, along with replacement garden pathways, patios and access.
- Installation of Positive Input Ventilation to remaining properties as a preventative measure to prevent and combat any emergence of damp.

The Trustees have maintained a focus on governance and financial stability, and the end of year accounts reflect this approach and gives the Trust a strong platform for the following year where a further property investment programme is planned.

The Trustees are Mr Steven Hargreaves (Chairperson), Mrs Liz Beckerlegge, Mr Alan Singleton, Mr James Payne, Mrs Kate Dommett, Mrs Sonia Eggleston. The Clerk is Deb Tovey.

Signed on behalf of the Trustees ***Steven Hargreaves***

Dated: 22nd September 2026