Chair's Annual Report to Trustees, 1st May 2025 – 30h April 2026

I am very pleased to start the report by welcoming two new Trustees – Edith Mould and Neil Bannister. They have both attended the Almshouse Way Course and our own in-house 'Training for new Trustees' and are beginning to become integrated into the management of the Almshouses.

The Trustees continue to manage accommodation for single women in need, in the rural community of Ashby Parva. We continue to update our work practises and policies to ensure that our beneficiaries receive the best possible care within the limits of our accommodation – built in 1832 and somewhat limited by location, Ashby Parva Conservation Area, and having Historic England Grade II listing. Currently we have Almshouses 2-6 occupied, with Almshouse 8 recently vacated and Almshouse 1 needing major refurbishment. We will recruit a new beneficiary according to our procedures; advertising the vacancy, inviting applications, shortlisting and viewing at the time of interview.

We continue to provide low cost accommodation to those whose financial situation would dictate either unsuitable rented accommodation or local authority accommodation. The continued practise to charge beneficiaries a WMC that is well below both the Local Housing Allowance (the maximum figure that is paid by those agencies assisting with housing costs) and the Equivalent Fair Rent is problematic to a Charity reliant on the 'Weekly Maintenance Payments' as the sole source of income. As a result the trustees have failed to add to our EMF (Emergency Maintenance Fund) again this year, leaving it critically low, currently around £35,000 (dependent on stocks and shares prices). Although we continue to pay for regular out-goings and running maintenance from the current account, when larger projects are required the Trustees have to rely on grant funding which is becoming difficult to secure as more and more donors expect a demonstration of 'community benefit'; a condition that our 8 Almshouses have regularly failed to meet.

The Trustees plan to substantially up-grade the Almshouses with many smaller repairs deferred and added to the up-grade. We have now appointed an inspecting architect, David Hickman of Hickman and Smith Architects, and also a Structural engineer, Stewart Morris of SMP Consulting Engineers. We hope that these appointments will help us move forward with our plans.

Trustees continue to work towards our up-grading of the Almshouses 'top to bottom'. These works include: -

- rebuilding chimneys
- replacing the roof and associated timbers

- removing non-breathable external wall coatings
- repairing external walls
- lime washing external walls
- internal refurbishment of Almshouse 1

Many surveys have been completed this year including a drone survey of the roof and chimneys, environmental surveys – specifically for bats, a survey of the gable end wall, DOFF trial on the external wall coatings etc. All of these surveys come at a financial cost to the Trustees and also at a very large time cost for Elaine and myself. I extend my thanks to Elaine for her experienced guidance and due diligence behind-the-scenes, without which the Trustees would struggle to understand. We hope this money and time cost is rewarded by a manageable outcome.

Specifications for the renovations – 'Roof Repairs' – have been produced and submitted in February 2026 as part of Planning Permission and Listed Buildings Consent processes. We await the decision of the Local District Council. Once these permissions are given we can invite tenders for the specified works which we hope lie within our budgeted amount of a maximum £250,000. Trustees feel confident that the necessary funds can be made from various Grants and we have experienced help to assist us.

There have been no changes to our Charity governing documents, although with changes in the Church of England, we no longer have a village Rector, an ex-officio post. Trustees agreed that this ex-officio post needs to be removed with the number of co-opted Trustees increased by one.

All Trustees are volunteers and hold DBS certification as does our volunteer who cuts the grass. Residents are informed if contractors are expected on site and if they need access to the Almshouses, are either escorted by a Trustee or if there is considered no risk to residents or their possessions, may enter almshouses alone. Resident can be there or if not, with the resident's permission, contractors can access the property using a specific pass key.

I end my report by thanking all Trustees. You have all helped with the management of the almshouses that we are entrusted with. Without trustees our charity would cease to exist. Thank you all.

GOODACRE ALMSHOUSE CHARITY

YEAR ENDING 30 APRIL 2026

	INCOME			
2024-2025		2025-2026		2024-2025
£ 10,310.69	BANK BALANCE B/FWD	**£ 16,031.04**		£ 361.25
£ 31,562.02	ALMSHSE CONTRIB	£ 33,460.88		£ 1,062.77
£ -	BANK REFUND	£ 3.36		£ 2,148.64
				£ 2,548.32
				£ 966.77
				£ 420.00
				£ 14,412.32
				£ -
				£ 3,891.60
				£ 30.00
				£ 25,841.67
				£ 16,031.04
£ 41,872.71		**£ 49,495.28**		**£ 41,872.71**

Bank balance as at 30 April 2026

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Current Account	**£ 14,813.74**
RESERVES	
M&G Charity Multi Asset Fund	**£ 35,727.95**
Bank Account	**£ 5,000.00**

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EXPENDITURE	
	2025-2026
SUBSCRIPTION	£ 374.00
INSURANCE	£ 1,390.88
COUNCIL TAX	£ 2,440.00
WATER RATES	£ 3,096.48
ELEC/GAS CHARGE	£ 690.86
XMAS/VOUCHER	£ 420.00
REPAIRS&MAINT	£ 5,787.17
SEMINARS/COURSES	£ 130.00
PROFESSIONAL FEES	£ 20,218.15
MISC	£ 134.00
	£ 34,681.54
BANK BALANCE C/FWD	£ 14,813.74
	£ 49,495.28

TO: The Trustees The Goodacre's Almshouse Charity
Charity Number 218757

I report to the Trustees on my examination of the accounts of the above charity for the year ended 30 April 2026.

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.

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- accounting records were not kept in accordance with section 130 of the Act
  or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: Mary Perks

Name: MARY PERKS

Date: 22 MAY 2026