



“BETTER LIVING”

A New Concept in Care for the Vulnerable

TRUSTEES MEETING

6.30pm – Monday 8th September 2025

Venue – 16 Woodfield Avee, Ashtead

AGENDA

1. Welcome & Apologies
2. Chairman's Report - Graham
3. Coordinator's Report - Maggie
4. Treasurer's Report -
5. Date for next meeting
6. Any other business

Charitable Incorporated Organisation Registration Number: 1181947

www.betterlivingcio.org

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1. Welcome & Apologies:

There being no apologies, Graham welcomed all Trustees present

2. Chairman's Report

Graham admitted that this has been a disappointing year, as none of the leads which had been followed has resulted in the premises the Charity would need to be successful, and it is important that premises acquired would be sufficiently suitable to ensure that they could adequately provide all that the Charity aims to cover.

Nevertheless, Maggie is currently pursuing meetings with councillors from Mole Valley Council regarding a massive new development on land near the Exxon Mobil site in Ashted. It is to be hoped that this line might prove successful, and I will let Maggie provide more information of this.

It has been good to see everyone again, and extremely useful to have the benefit of video connections with travelling proving so difficult for everyone these days!

3. Coordinator's Report

Maggie agreed with Graham how disappointing it had been during the year that so many connections had proved unsuccessful, and confirmed that many links with other organisations had also failed to develop in the way hoped. Nevertheless, this was understandable, as none had sufficiently large premises to ensure success, and it is important that the national exemplar is excellent.

There has been a fairly recent development mooted just on the outskirts of Ashted where there is an absolutely massive field on which it is intended to build a very large number of houses. Local people have declared that it would be important to build an activity centre within the development as it is so large. If an activity centre is to be custom-built amongst a very large number of new residential properties, then it ***may*** be possible to persuade the council to attach a residential care building on either side of the centre, which could become our exemplar!

I have endeavoured to contact two councillors who are involved in the development committee, but currently without success. It is to be hoped that this is simply due to holidays etc, and I shall continue to pursue these contacts as I believe this to be our best opportunity to date, and will keep all in touch with any progress.

4. Treasurer's Report

As any expenses incurred throughout the year have been met by the Trustees, there has been no activity in our bank account during the year, Consequently, the balance continues to be £138.74.

5. Date for Next Meeting

Graham suggested that it may be better to wait until there was more to discuss before arranging the next meeting. This was agreed by all, so the next meeting will not be arranged at this time.

6. Any other business

There being no further business at this time, the meeting was closed.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From **01-12-23** Period start date To **30-11-24** Period end date

Charity name: **BETTER LIVING CIO**

Charity registration number: **1181947**

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The relief of those in need by reason of disability or age
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The primary consideration before any activities can be carried out is for the Charity to acquire premises in which to operate. Regrettably, we have been unable to secure any appropriate vacant premises to date, nor have any negotiations with government departments and other charities proved successful as yet, although it is hoped that some may prove successful in the future.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	We can confirm that the trustees have regard to the guidance issued by the Charity Commission on public benefit at all times. This will, of course, become more appropriate when the Charity is in a position to begin to operate.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Not applicable
Policy on social investment including program related investment	Para 1.38	Not applicable
Contribution made by volunteers	Para 1.38	All work is carried out on a voluntary basis, and donations have been made voluntarily by concerned individuals.
Other		None

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	When fully operational the Charity will provide very considerable benefits to both beneficiary groups and also the community at large – through ad hoc social interaction, petting animals, opportunities for volunteering; entertainments, free health and beauty opportunities and opportunities to use their skills such as gardening ; maintenance etc. There will also be potential reduction in care costs. We are, therefore, greatly looking forward to becoming operational.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	As mentioned, it has not yet been possible to acquire appropriate premises, but we continue to cultivate existing contacts, and to make relevant new ones,
Performance of fundraising activities against objectives set	Para 1.41	Not applicable at this time
Investment performance against objectives	Para 1.41	Not applicable at this time
Other		None

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Balance at start of period £138.74 Expenditure during the period nil Balance at the end of the period £138.74
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Not applicable
Amount of reserves held	Para 1.22	None
Reasons for holding zero reserves	Para 1.22	At present none required
Details of fund materially in deficit	Para 1.24	Not applicable
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	Not applicable

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	To date, all funds have come from kind individual donations from interested parties, which have been sufficient to cover minimal seed funding requirements.
Investment policy and objectives including any social investment policy adopted	Para 1.46	Not applicable at this time
A description of the principal risks facing the charity	Para 1.46	The Charity cannot operate without appropriate premises, so if no premises can be secured, or partners with premises secured, then the Charity can only spread its concept to those working with the disabled and the elderly.
Other		None

Structure, Governance and Management

Description of charity's trusts:		Not applicable
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable Incorporated Organisation CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<p>The Charity commenced with 5 Trustees, but have sadly lost one through illness (Richard Rapazzini). However, we have been most fortunate to attract a new Trustee (Jonell Rowe), and are back to 5.</p> <p>All 5 Trustees have been Enhanced DBS checked, as has the voluntary Coordinator.</p> <p>No individual has specific entitlement to appoint new Trustees/ If interest is shown by an individual, it would be a joint decision of all the Trustees to agree a new appointment.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Some of the Trustees have served as Trustees for other Charities in the past, so already have experience. All are mature business people and are fully aware of their responsibilities. All have had enhanced DBS checks, and all are well-known to the others.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<p>The Charity meets more frequently via the internet due to business commitments and travelling requirements.</p> <p>The Charity is a member of several national organisations, and networks with many others, but continues to be independent.</p>
Relationship with any related parties	Para 1.51	Whilst the Charity has membership of national organisations such as National Voices, the Kings Fund etc., and a close relationship with Housing LIN, the memberships are not intrusive or demanding on the Charity.
Other		None

Reference and Administrative details

Charity name	BETTER LIVING CIO
Other name the charity uses	None
Registered charity number	1181947
Charity's principal address	21 Rectory Lane, Ashtead, Surrey, KT21 2BA

Names of the charity trustees who manage the charity

[illegible]

Corporate trustees – names of the directors at the date the report was approved

Director name		
NONE Not Applicable		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
NONE Not applicable		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None Not Applicable
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Not Applicable
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	Not Applicable

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
General – Voluntary Coordinator	Maggie Gilbert	21 Rectory Lane, Ashted, Surrey KT21 2BA

Name of chief executive or names of senior staff members (Optional information)

Maggie Gilbert – Voluntary Coordinator
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Exemptions from disclosure

Reason for non-disclosure of key personnel details

Not applicable – Key personnel details provided

Other optional information

None

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

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Full name(s)

Howard Gibson Gilbert

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Position (eg Secretary,
Chair, etc)

Secretary

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Date

10th September 1925

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