

CHARLES LORD-DENTON ALMSHOUSES

England & Wales · Charity number 1182011

Details

Status Registered

Legal form CIO

Registered 2019-02-13

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

Contact

Address 3 Denton Houses
East Street
St. Briavels
Lydney
Gloucestershire
GL15 6TG

Phone 07917851726

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Activities

Objects: FOR THE PUBLIC BENEFIT, TO PROVIDE FOR THE RELIEF OF THOSE IN NEED BY REASON OF AGE AND FINANCIAL HARDSHIP BY THE PROVISION OF ALMSHOUSES ACCOMMODATION FOR PEOPLE WHO ARE AGED 60 YEARS OR OVER AND HAVE LIMITED FINANCIAL MEANS, WITH PREFERENCE GIVEN TO SUCH PERSONS WHO HAVE RESIDED IN THE PARISH OF ST. BRIAVELS FOR OVER 6 YEARS.

Activities: Paying regard to our obligations as Trustees for the comfort & security of our residents, the selection criteria we apply for potential residents are as follows: To provide accommodation for people over the age of 60 & with limited means, living in the parish of St. Briavels, Gloucs. Where there are no applications meeting all 3 criteria, people with a connection to the village will be considered.

Classification

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

Geography

- Gloucestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£15,647	£14,038	-	-
2024-06-30	£19,666	£20,432	-	-
2023-06-30	£20,657	£19,399	-	-
2022-06-30	£24,752	£8,913	-	-
2021-06-30	£18,912	£24,695	-	-

Trustees

Name	Role	Appointed
Alison Jayne Harris	Chair	2025-03-06
John Barnby		2019-02-13
John Redwood		2024-01-12
Martin John Morris		2025-03-06
Richard John Owen		2019-02-13

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CHARLES LORD DENTON ALMSHOUSES

REGISTERED CIO NUMBER 1182011

Chair's Report to the Membership

2024/2025 AGM

2nd October 2025

The Charles Lord Denton Almshouses is a small charity providing accommodation via a terrace of four, self-contained apartments to individuals of limited means.

The charity has no debt and, in a quiet year, will produce a small surplus from the contributions provided by the residents. In addition, some small extra contributions are provided from renting out the land at the rear of the properties as allotments to villagers.

All monies are spent on the safety and comfort of the residents.

At the last AGM the current interim Chair, Richard Owen, stated he did not want to be considered for election as Chair for the upcoming year due to a change in family circumstances (with the future arrival of his first grandchild). But he confirmed he was happy to stay on the Trustees Board and continue to take the lead on maintenance and small projects for the almshouses.

Myself, as current Treasurer, offered to stand as Chair, in the interim until a suitable alternative was forthcoming, given the other members of the Trustee Board did not want to stand for election of Chair, and was duly elected.

Lastly at the last AGM we were delighted to welcome Martin Morris to the Trustees Board, and especially pleased that he agreed to stand as Secretary.

Since the last AGM a number of small maintenance projects have been undertaken including changing the way power is supplied to the units so that each resident is now responsible for their own electricity bill. Additionally, the Trustees are now providing faster broadband for all residents for free through a single installation of super-fast broadband through Gigaclear.

The Trustees have also given approval for all external doors to be replaced and for new carpets in two of the units - quotes for these have been accepted and should be completed in the next few months. We are also going to shortly be putting up scaffolding so that repairs can be made to flashings and guttering of the almshouses block.

It should be noted that there has been no change in residents in the past year, though one resident hasn't actually been staying in their unit due to ill health. This will need to be addressed in the forthcoming months as there is now a waiting list of five local people keen to become a resident.

The Chair would like to thank all of the Trustees for their support and help over the past year, and look forward to continuing to work together for the next 12 months.

Thanks Alison Harris

Chair of the Trustees

BALANCE SHEET				
Charles Lord Denton Almshouses				
As At 30 June 2025				
		As at 30/06/25	As at 30/06/24	Variance
INVESTMENT ACCOUNT		£57,202.73	£53,385.64	£3,817.09
BANK BALANCES				
Current Account		£3,386.72	£29,140.21	-£25,753.49
Savings Account		£48,640.89	£21,278.35	£27,362.54
TOTAL BANK BALANCE		£52,027.61	£50,418.56	£1,609.05
TOTAL ASSETS		£109,230.34	£103,804.20	£5,426.14

INCOME and EXPENDITURE					
Charles Lord Denton Almshouses					
For the year ended 30 June 2025					
				Current Y/E 30/06/25	Prior Y/E 30/06/24
INCOME					
	Residents Contributions			£14,876.08	£16,577.04
	FiT Payment			£0.00	£2,419.20
	Allotment Fees			£384.00	£391.50
	Wayleave			£9.56	£9.56
	Other Income			£15.00	£15.00
	Interest Income			£362.54	£253.70
TOTAL INCOME				£15,647.18	£19,666.00
EXPENDITURE					
	Utilities			£6,263.18	£5,363.80
	Oil	£2,709.83		£3,439.51	
	Water	£2,003.25			
	Sewerage	£469.98		£569.67	
	Electricity	£985.12		£1,339.62	
	Broadband	£80.00			
	TV	£15.00		£15.00	
	Repairs & Maintenance			£5,890.35	£13,109.56
	Improvements	£4,718.36		£11,763.57	
	Maintenance	£1,171.99		£1,345.99	
	Cleaning			£280.00	£350.00
	Admin Expenses			£268.38	£352.95
	Allotments			£257.10	£201.18
	Allotments	£56.67		£36.18	
	Green Bins	£200.43		£165.00	
	Insurance			£804.12	£787.63
	Subscriptions			£275.00	£267.00
TOTAL EXPENDITURE				£14,038.13	£20,432.12
SURPLUS / (DEFICIT)				£1,609.05	-£766.12

CHARLES LORD-DENTON ALMSHOUSES

England & Wales - Charity number 1182011

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CHARLES LORD DENTON ALMSHOUSES

REGISTERED CIO NUMBER 1182011

Acting Chair's Report to the Membership

2023/2024 AGM

6th March 2025

The Charles Lord Denton Almshouses is a small charity providing accommodation via a terrace of four, self-contained apartments to individuals of limited means.

The charity has no debt and, in a quiet year, will produce a small surplus from the contributions provided by the residents. In addition, some small extra contributions are provided from renting out the land at the rear of the properties as allotments to villagers.

All monies are spent on the safety and comfort of the residents.

After the stress and turmoil of over a decade of legal action, the charity once again finds itself returning to its traditional still waters.

The past year has been marked by an increasingly positive relationship with our neighbours in the Assembly Rooms and both organisations have seen a changing of the guard in their respective trusteeships.

For us, the most significant change has been the retirement of Sue Davis. Sue, and her late husband Richard, were committed and resolute in the face of the legal and emotional onslaught from the Assembly Rooms. In particular, Sue led the charities' successful legal action whilst mourning her recently departed soul mate.

It was the action of a singularly focussed and caring individual who put her own, personal needs aside to focus on the care and safety of the Almshouses' residents.

The successful conclusion of the legal action, in turn, led to the passing of the baton to the next generation of trustees and Sue retired with distinction. This charity will always be in her debt.

I would also like to note the retirement of our long-serving and faithful treasurer, Revd David Rees. For over two decades, David provided both the steady hand required of a treasurer and also wise counsel and support to other trustees.

We wish both Sue and David well in their respective retirements.

I would also like to note the resignations of Jane and Geoff Symonds who joined the trustees to support Sue. With the legal action over and with Sue's retirement, Jane and

Geoff have chosen to focus on their family. We thank them for the work they did in their time with us and wish them, and their family, all the best for the future.

Looking forward, I am encouraged that we continue to attract high-quality, dedicated people who wish to serve as trustees in our little charity.

We have work to do, as always, to maintain and improve the building but we are financially stable and can concentrate on the work ahead of us.

I look forward to working with the new team as we work out how we can effectively carry the torch that has been handed to us.

Thanks,

Richard Owen

Acting Chair of the Trustees

INCOME and EXPENDITURE

Charles Lord Denton Almshouses

For the year ended 30 June 2024

	Current Year Ending 30/06/24	Prior Year Ending 30/06/23
<u>INCOME</u>		
Residents Contributions	£16,577.04	£16,962.14
FIT Payment	£2,419.20	£2,348.02
Allotment Fees	£391.50	£351.00
Interest Income	£253.70	£19.81
Other Income	£24.56	£977.11
TOTAL INCOME	£19,666.00	£20,658.08
<u>EXPENDITURE</u>		
Cleaning	£350.00	£185.00
Consulting	£0.00	£1,131.24
Entertainment	£0.00	£120.00
General Expenses	£404.13	£150.00
Insurance	£787.63	£791.76
Legal Expenses	£0.00	£3,041.40
Utilities	£5,348.80	£4,964.16
Rates	£165.00	£130.58
Repairs & Maintenance	£13,109.56	£8,732.04
Subscriptions	£267.00	£153.00
TOTAL EXPENDITURE	£20,432.12	£19,399.18
SURPLUS / (DEFICIT)	-£766.12	£1,258.90
	As at 30/06/24	As at 30/06/23
INVESTMENT ACCOUNT	£53,385.64	TBD
BANK BALANCES		
Current Account	£29,140.21	£30,160.03
Savings Account	£21,278.35	£21,024.65
TOTAL BANK BALANCE	£50,418.56	£51,184.68

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CHAIRMAN'S REPORT 2022-2023

Sadly, our resident [name deleted] died after several years of suffering following a severe stroke. He had lived with us at No 6 since 2011 and is much missed.

The new resident at No.6 is [name deleted]. He formerly lived on Anglesey but his brother and sister in law, who are able to assist him with many aspects of life, live in St. Briavels.

[name deleted], the resident of No.1 was finally able to return home after many months in a psychiatric hospital. Her family has been able to organise a support package for her including visits from care workers four times a day. We hope this will be sufficient to allow her to live safely in her home.

We received the Quinquennial Report from the Surveyor, advising us of the work needed on our property and grounds to keep them in a good, safe condition. The highest priorities were maintenance and decoration of external timberwork, and the re-laying of paving stones in the rear courtyard which could be a trip hazard for our residents.

In addition, we decided to update the electrical supply system to the properties, allowing each house to have its own supply. This was considered to be safer than the previous single system, and also allowed each resident to choose their own electricity supplier. This in turn meant that residents became responsible for paying their own electricity bills rather than paying via their monthly contributions.

Income and Expenditure

Charles Lord Denton Almshouses
For the year ended 30 June 2023

2023

Income

Residents' Contributions	16,962.14
FIT Payment	2,348.02
Allotment Fees	351.00
Interest Income	19.81
Other Income	977.11
Total Income	20,658.08

Total Income

20,658.08

Administrative Costs

Cleaning	185.00
Consulting	1,131.24
Entertainment - 0%	120.00
General Expenses	150.00
Insurance	791.76
Legal Expenses	3,041.40
Utilities	4,964.16
Rates	130.58
Repairs & Maintenance	8,732.04
Subscriptions	153.00
Total Administrative Costs	19,399.18

Surplus

1,258.90

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Registered Charity No 1182011

CHAIRMAN'S REPORT 2021-2022

Once again, there were no changes of residents during the year, and all have now been with us for a number of years. Sadly, two have serious medical conditions - Alan remained confined to a wheelchair and the support of care workers, and Monica suffered a relapse of her mental health, requiring treatment in a residential centre. At the time of writing, she remains there while her family tries to arrange a care package without which she cannot safely return home.

Maintenance has focused primarily on Alan's house with the utility room being very damp and in a poor state of repair overall. This work is now nearing completion.

A Risk Assessment on the charity was completed and a Health and Safety Assessment begun. Unfortunately it could not be completed owing to Monica's absence.

A change was made to the charity's Constitution. The Parish Council now has the right to nominate rather than appoint one trustee. Appointment is dependent on formal approval being given by the existing trustees at a properly convened meeting. This change is intended to protect the charity from trustees who may not act in its best interests, and follows attempts by the trustees of St. Briavels Assembly Rooms to arrange such an appointment during the long- running (but now concluded) dispute over land ownership. The change to our Constitution was made following appropriate legal advice. Relations with SBAR trustees regrettably remain poor.

Susan Davis
Chairman

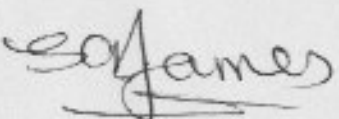
Sally James

40 Castle Crescent
St. Briavels
Lydney
Glos
GL15 6UA

10th February 2023

RE: Financial Accounts of Charles Lord Denton Almshouses

I have completed my examination of the accounts of Charles Lord Denton Almshouses, St. Briavels for the year ended June 30th 202, I confirm that I have found the accounts to be a true and fair record of all the transactions carried out during that period.

Signed: 

Sally James

AAT level 4 Qualified

Charles Lord Denton Almshouses

Income and Expenditure accounts for the year ending June 30th 2022

	Income 2021 - 2022	Income 2020 -2021
	£	£
Residents	16226	16156
FIT	2392	1402
Allotments	329	382
Insurance Claim	0	955
Wayleave	10	10
TV	8	8
Disbursements	5787	0
Total Income	24752.00	18912
Expenditure	Expenditure 2021-2022	Expenditure 2020-2021
Electricity	1212	972
Oil	3534	2175
Water	0	752
Maintenance	355	7393
Refurbishment	1090	729
Allotments	177	126
Insurance and Subscriptions	874	833
Services	175	175
TV	8	8
Legal (CIO)	0	5640
Boundary Dispute	1130	5892
Welsh Water	358	0
Total Expenditure	8913	24695
Excess income over expenditure	15839	-5783
Investment account	45737	45149
Bank Balance 30/06/2022	49294	
Water plus credit	1086	



CHARLES LORD-DENTON ALMSHOUSES

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Sally James

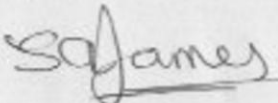
40 Castle Crescent
St. Briavels
Lydney
Glos
GL15 6UA

28th January 2022

RE: Financial Accounts of Charles Lord Denton Almshouses

I have completed my examination of the accounts of Charles Lord Denton Almshouses, St. Briavels for the year ended June 30th 2021, I confirm that I have found the accounts to be a true and fair record of all the transactions carried out during that period.

Signed:

A handwritten signature in black ink that reads "Sally James". The signature is written in a cursive style with a horizontal line underneath the name.

Sally James

AAT level 4 Qualified

Income and Expenditure accounts for the year ending June 30th 2020

	Income 2020 -2021	Income 2019 -2020
	£	£
Residents	16156	16156
FIT	1402	2135
Allotments	382	488
Insurance Claim	955	0
Wayleave	10	10
TV	8	8
Total Income	18912	18796
Expenditure	Expenditure 2020-2021	Expenditure 2019-2020
	£	£
Electricity	972	1203
Oil	2175	3668
Water	752	705
Maintenance	7393	8671
Refurbishment	729	1551
Allotments	126	117
Insurance and Subscriptions	833	659
Services	175	320
TV	8	8
Legal (CIO)	5640	1860
Boundary Dispute	5892	0
Total Expenditure	24695	18761
Excess Income over expenditure	-5783	35
Investment account	45149	37865

Charles Lord Denton Almshouses St Briavels

Additional notes to the accounts 2020- 2021

1)

Bank Balance at June 30 th 2021	£33,456
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Balance Investment account at June 30 th 2021	£45,149
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Total cash in hand	£78,605
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2)

The bulk of the maintenance costs are due to work on the drains (£6193)

3)

The costs associated with the boundary dispute should, at some stage, be reimbursed.