

Trustees' Annual Report
For the period

CHARITY
COMMISSION
FOR ENGLAND AND WALES

Period Start Date	01	01	2022
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Period End Date	31	12	2022
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Charity Name	Tibberton Almshouses
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Charity No	202311
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Objectives and Activities (SORP Ref: 1.17. 1.18. 1.18)

- * Summary of the purposes of the charity as set out in its governing document.

To permit the properties to be forever occupied by aged or infirm persons of the Village of Tibberton (Now Tibberton, Taynton, Rudford and Highleadon, Highnam and where merit exists).

- * 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.

To provide housing for the elderly and maintain the environment surrounding the properties to a decent standard.

- * Statement confirming whether the Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

Due note is taken of the guidance on public benefit and the Trust has undertaken to renovate and refurbish two of its properties during the year (complete 2021) and continues to improve the environment within which the properties lie. A third property renovation was started in September 2022

Additional Information (SORP Ref: Para 1.38)

- * Policy on grant making.

The Trust has no policy on grant making due to its size.

- * Policy on social investment including program related investment.

All income received by the Trust in the form of Monthly Maintenance Contributions is re-invested into the well-being of its residents. Together with loans from The Almshouse Association and Forest of Dean District Council (Publica Group) the Trust refurbished and renovated one of its properties during 2021/22 and started a third during 2022.

- * Contribution made by volunteers.

Like-minded volunteers assist the Trustees where and when available.

Achievements and Performance (Para 1.20)

- * 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.

The Trustees support their residents (beneficiaries) by providing a decent environment to live in. One property was renovated and refurbished during 2020/21. A third refurbishment and renovation during September 2021. More fencing and landscaping carried has been carried out. Services such as Water Rates, TV licence, Septic Tank clearance, Green Wheelie Bin(s), House Content and Insurance is provided.

- * Achievements against objectives set.

During 2022 a loan was negotiated between the Trust and The Almshouse Association to refurbish and renovate one of its properties. The no-interest loan is for 10 years and repaid by two payments per year. Together with money from the current account we achieved the property refurbishment with the new resident moving into the property in July 2022.

The loan will have a detrimental effect on the service provided, however we continue to make a contribution to our 'critical reserve' to cater for unforeseen events.

The Trust continued to enhance the surrounding area during the year.

- * Performance of fundraising activities against objectives set.

Fully achieved.

Three grants were made available to the Trust during 2021.

- The Forest of Dean District Council (Publica Group) made a grant of £10000, enabling the trust to further assist with the refurbishment of its properties.
- A loan of £30000 was made available by the Almshouse Association to refurbish and renovate a third property.
- A grant was made available by Gloucestershire County Council from their 'Build Back Better' fund administered by Gloucestershire County Councillors for the refurbishment of the third property.
- * Investment performance against objectives.

Investment ongoing in providing a better environment for our residents, fully achieved.

Financial Review (SORP Ref:1.21. 1.221.23. 1.24)

- * Review of the charity's financial position at the end of the period.

The Trust's bank account remains in balance with all the objectives achieved.

- * Statement explaining the policy for holding reserves stating why they are held.

Reserves are held for upgrading properties and the surrounding environment.

- * Amount of reserves held.

Balance for M&G Charity Asset Fund ('critical reserve') @ end of period = £15978.

- * Reasons for holding zero reserves.

N/A

- * Details of fund materially in deficit.

N/A

- * Explanation of any circumstances about the charity continuing as a going concern.

The charity has been a going concern for 153 years and sees no reason that the status quo should not remain so.

With the refurbishment of all its properties by quarter 1 of 2023, the Trust, in conjunction with the Almshouse Association will be a sustainable organisation into the 2030's.

Additional Information (SORP Ref: 1.46. 1.47)

- * The charity's principal source of funds (including any fundraising).

Monthly Maintenance Contributions and grants where available. A loan was negotiated with The Almshouse Association during 2022 for further refurbishment of its properties.

- * Investment policy and objectives including any social investment policy adopted.

Investment is required as an 'emergency' fund for renovation and refurbishment of the properties and improvement of the surrounding environment.

- * A description of the principal risks facing the charity.

Inflation.

Structure Governance and Management (SORP Ref: Para 1.25)

- * Type of governing document.

Trust Deed of 1868 (Entered on the Register of Charities on 11th May 1962).

- * How is the charity constituted?

Unincorporated.

- * Trustees selection methods including details of any constitutional provisions.

By interview locally, the Trust should have one member of Tibberton Court and a member of Holy Trinity Church, (where possible).

Additional Information (SORP Ref: 1.51)

- * Policies and procedures adopted for the induction and training of Trustees.

Training / online training offered through The Almshouse Association.

The Trust acknowledges the need and is engaging in developing new policies: -

All the developed policies will be reflected in the Residents Handbook and is ongoing.

Mandatory policies

Recommended Policies

The Charity Commission expects almshouse charities to have in place a number of policies and these are listed in the Annual Return.

Policies listed in the Charity Commission Annual Return

All Almshouse Charities:

- [Risk Management](#) (Agreed)
 - [Investment](#) (Agreed)
 - [Safeguarding](#) (Agreed)
 - [Conflict of Interest](#) (Agreed)
 - [Financial Controls](#) (Agreed)
 - [Managing Volunteers](#) (Agreed)
 - [Complaints](#) (Agreed)
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Further Policies Recommended by The Almshouse Association

- [Health and Safety Policy](#) (Agreed)
- [Equality and Diversity](#) (Agreed)
- [Data Protection](#)
- [Reserves](#)

Note:

It is important that all trustees are aware of, and agree with, all the points in each of the policies. They can be adapted as necessary for each charity.

There is some duplication amongst regulators as to required policies. Each charity must ensure that they have all the necessary policies in place and that staff and residents are aware of, and adhere to, these policies.

- * The charity's organisational structure and any wider network with which the charity works.

The charity has five Trustees, a Chairman, Clerk / Treasurer a member of Tibberton Court and a member of Holy trinity Church (where possible). The Trust has a close working relationship with The Almshouse Association.

- * Relationship with any related parties.

The Almshouse Association. Forest of Dean District Council (Publica Group).

Reference and Administrative Details

Charity Name	Tibberton Almshouse Trust
Other name the charity uses	Tibberton Almshouses
Registered charity number	202311
Charity's principal address	4 The Old Court Drive Tibberton Gloucester GL19 3AS

Names of the Charity Trustees who manage the Trust			
Trustee Name	Office (if any)	Dates acted if not for whole year	Name of person or (body) entitled to appoint Trustee (if any)
Mike Bowman	Chairman		All Trustees
Phil Bevan	Clerk / Treasurer		
Kate Davies	Trustee		
Joanne Davies	Trustee		
Alison Evans	Trustee and Representative of Tibberton Court		
Ellie Woolley	Trustee and Representative of Tibberton Court		

Reference and Administrative Details

(continued)

- * Corporate Trustees.

There are no Corporate Trustees.

- * Name of Trustees holding title to property belonging to the charity.

The Trustees have agreed to transfer the assets of the Trust to the Official Guardian of the Charity Commission (2022).

Funds held as Custodian Trustees on behalf of others

- * There are no Custodian Trustees as part of the Tibberton Almshouse Trust.
- * No advisers to the Trust.
- * No Chief Executive.
- * No key personnel exempt from disclosure.

Declarations

* The Trustees declare that they have approved the Trustees Report above.

Signed on behalf of the Charity's Trustees.

Signature(s)	<i>P S Bevan</i>	
Full Name(s)	Philip S Bevan	
Position held	Clerk / Treasurer	
Date:	<i>24/03/2023</i>	

Tibberton Almshouses (Annual Accounts 01.01.2022 – 31.12.2022)

Payments (£) (01.01 – 30.09)		
01 - 12 M&G Monthly Standing Order (Emergency Fund)		1200.00
1/6 – 1/12 Repayment of loan to National Almshouse Association		2625.00
443	Holy Trinity Church	36.00
446	BSG Garden Mtce	225.00
447	National Almshouse Association	146.00
448	CSG Septic Tank Clearance	154.00
449	P S Bevan Honorarium & Expenses	223.00
450	VOA Valuation Agency	18.00
451	EDF (No4)	25.20
452	M Bowman (No4)	3043.00
453	Tibberton PCC (Hire of Church Room)	15.00
454	Severn Trent Water (Nos 1-4)	483.60
455	EDF (No4)	28.05
456	Forest of Dean DC (Council Tax No4)	180.44
457	Forest of Dean DC (Wheelie Bins 1/3)	90.00
458	Ian Tanner (no4)	7600.00
459	M Bowman (No4)	3672.00
460	P S Bevan (No3/4) (£1560 No4)	2810.00
461	BSG Garden Mtce	142.50
462	FloGas Installation (No3/4)	367.50
463	Richard Haines (Electrics No4)	2734.64
464	BSG Garden Mtce	177.50
465	Grout Insurance	858.58
466	Forest of Dean Dist Council (No4)	98.00
467	EDF (No4)	47.66
468	P S Bevan (Carpets No4 / Flogas Nos 3/4)	1652.22
469	EDF No4	12.40
470	Forest of Dean Dist Council (No4)	57.01
471	BSG Garden Mtce	194.00
472	M Bowman (No4)	3580.00
473	Graham Moore Window (No4)	150.00
474	Stuart Haines (Heating & Plumbing)	6349.87
475	M Bowman (No4)	6000.00
476	Graham Moore Window (No2)	80.00
477	National Grid (No2)	476.12
478	Cancelled Cheque (S Haines)	
479	BSG (Garden Mtce)	130.00
480	Cancelled Cheque (S Haines)	
481	Cancelled Cheque (S Haines)	
482	Stuart Haines (Heating & Plumbing)	6349.87
483	BSG (Garden Mtce)	47.50
484	Tv Licensing	15.00
485	Tibberton Holy Trinity Church (fabric Fund)	36.00
S/Order	Octopus Energy (No2)	180.00
Total		52310.66
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Chairman		Clerk / Treasurer	
Mike Bowman		Phil Bevan	
Signature:	Mike Bowman	Signature:	Phil Bevan
Date:	25 / 02 / 2023	Date:	25 / 02 / 2023

Income (£)	
Tibberton District Horticultural Society Grant	500.00
Stuart Haines Cheque returned	6349.87
Residents Contributions	15565.00
Glos CC (Build Back Better)	2000.00
M&G	10.37
Wayleave	11.92
Loan: Phil Bevan 08/22	1000.00
Loan: Phil Bevan 09/22	1000.00
National Almshouse Association Grant	7600.00
National Almshouse Association Grant	3627.00
National Almshouse Association Grant	5814.00
National Almshouse Association Grant	1110.00
National Almshouse Association Grant	2700.00
National Almshouse Association Grant	2560.00
National Almshouse Association Grant	1271.00
National Almshouse Association Grant	318.00
Total	51437.16

Bank Reconciliation	
C/Forward 2021	6543.64
Income	51437.16
Total	57980.80
O/Going(s)	52310.66
Balance	5670.14
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XXXXXXXXXXXXXX	

Investments
Charity Multi Asset Fund (Extraordinary Repair Fund) Accumulation Shares = Units = 154.1260 Value as @ 12 / 01 / 2023 = £16637.82
Charity Multi Asset Fund = Distribution @ 12 /01 / 2023 = £10.37

Chairman	Clerk / Treasurer
Mike Bowman	Phil Bevan
Signature: Mike Bowman	Signature: Phil Bevan
Date: 25 / 02 / 2023	Date: 25 / 02 / 2023

35 Orchard Rise,
Tibberton,
Glouceter
GL19 3AT

I have examined the accounts of Tibberton Almshouses and
determined that they are correct from the information given
me.

P.G.A. Gardner
P.G.A. Gardner

02.02.2023