

Trustees' Annual Report
For the period

CHARITY
COMMISSION
FOR ENGLAND AND WALES

Period Start Date	01	01	2024
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Period End Date	31	12	2024
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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 all of its properties during the year (complete 2023) and continues to improve the environment within which the properties lie. A fourth property renovation was started in September 2022 and completed April 2023

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.

- * 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. All four properties have been renovated and the last new beneficiary moved in on May 1st 2023. 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.

Two bulk LPG tanks have been provided to supply gas to Nos2/3/4

During 2024 a grant was given by the local estate agent (Steve Gooch Ltd) for the provision of an 'upgraded' Composite front door, it was subsequently decided to upgrade all the front doors to Composite doors to provide more security to its residents.

The doors are due to be fitted during the summer of 2025.

- * Achievements against objectives set.

To facilitate the renovation of the properties grants and loans were negotiated between the Trust and The Almshouse Association to complete the refurbishments. The no-interest loans are 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 fourth refurbishment was carried out as from Sept 2022 and the new Beneficiary moved in at the beginning of May 2023.

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.

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 = £15778.

- * 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 157 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. Loans were negotiated with The Almshouse Association during 2022 for further refurbishment of its properties.

Two interest free loans have been negotiated with the Almshouse Association to be repaid over 10 years.

- * 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.

The Trust provides funds of £200 pcm to increase its holding in the M&G Multi Asset Fund to provide this emergency fund.

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

Inflation / Government Policies / Maintaining sufficient Beneficiaries and Trustees.

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)
 - [Payments to Trustees](#) (Agreed)
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Further Policies Recommended by The Almshouse Association

- [Health and Safety Policy](#) (Agreed)
- [Equality and Diversity](#) (Agreed)
- [Data Protection](#)
- [Reserves](#)
- [Anti-Social Behaviour](#) (To Be Agreed)

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 Almshouses
Other name the charity uses	
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 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. (Advice is available from Consultants from the Almshouse Association)
- * No Chief Executive.
- * No key personnel exempt from disclosure.

Declarations


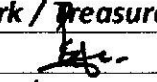
* The Trustees declare that they have approved the Trustees Report above.

Signed on behalf of the Charity's Trustees.

Signature(s)	<i>P S Bevan</i>	
Full Name(s)	Philip Stanley Bevan	
Position held	Clerk / Treasurer	
Date:	<i>04/08/2025</i>	

Tibberton Almshouses (Annual Accounts 01.01.2024 – 31.12.2024)

Payments (£)		
2018 Loan repayment		2625.00
2023 Loan repayment		3150.00
M&G Fund		2400.00
Direct Debit (Avanti Gas 30/8)		115.54
530	Flogas	23.82
531	CSG (Septic tank)	178.00
532	Richard Haines (Electrician)	162.82
533	STWA (Severn Trent Water Rates)	625.96
534	P S Bevan (Honourarium)	250.00
535	FoD (Green Wheelie Bins)	220.00
536	Christine Keen (Refund – LPG)	400.00
537	Will Wallace (Fencing)	1190.00
538	Cancelled Cheque	0
539	Flogas	23.56
540	Cancelled Cheque	0
541	Tibberton PCC (Church Room)	15.00
542	Flogas	645.68
543	Waterworks (Steve Tucker – repairs)	95.00
544	Cancelled cheque	0
545	Richard Bowman (BSG)	153.00
546	FloGas Refund (S Boote)	150.00
547	Richard Bowman (BSG)	105.00
548	Grout House and Contents Insurance	888.29
549	Flogas	30.68
550	Richard Bowman (BSG)	105.00
551	Flogas	23.56
552	Richard Bowman (BSG)	92.50
553	Tracy Colwell (Painting Nos 1-4)	2400.00
554	BSG (Septic Tank Clearance)	153.00
555	Richard Haines (Lighting etc)	515.59
556	Flogas Refund (C Keen)	221.00
557	Flogas	23.82
558	Richard Bowman (BSG)	52.50
559	Will Wallace (Fencing)	115.00
560	Richard Bowman (BSG)	52.50
562	TV Licensing	15.00
563	Flogas Refund (C Keen)	124.00
Total		17340.62

Chairman: Mike Bowman	Clerk / Treasurer: Phil Bevan
Signature: 	Signature: 
Date: 21.2.25	Date: 21/2/2025

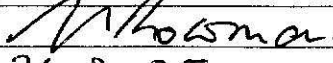
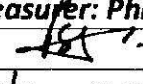
Income		
19/2	Refund TV	7.50
29/2	M&G	2.66
12/4	Wayleave	11.92
31/5	M&G	2.66
1-12	Monthly Maintenance Contributions (No 1)	5490.00
1-12	Monthly Maintenance Contributions (No 2)	5724.00
1-12	Flogas Contributions (No 2)	650.00
1-12	Monthly Maintenance Contributions (No 3)	5724.00
1-12	Flogas Contributions (No 3)	720.00
1-12	Monthly Maintenance Contributions (No 4)	5724.00
1-12	Flogas Contributions (No 4)	630.00
30/8	M&G	2.66
13/12	M&G	4.00
Total		24693.40

Bank Reconciliation		
01/01/2024	Opening Balance	4795.11
31/12/2024	Income	24693.40
Total		29488.51
31/12/2024	Expenditure	17340.62
Total		12147.89

Investments

Charity Multi Asset Fund (Extraordinary Repair Fund)
Accumulation Shares = 120.96 @ £14782.28 (16/01/2025)

Charity Multi Asset Fund (Income Fund)
Distribution Shares = 290 @ 272.47 Distribution Income = (£11.98) (16/01/2025)

Chairman: Mike Bowman	Clerk / Treasurer: Phil Bevan
Signature: 	Signature: 
Date: 21.2.25	Date: 21.2.2025

35 Orchard Rise
Tibberton
Gloucester
GL19 3AT

I have examined the Accounts of Tibberton Almshouses and determined that they are correct from the information provided to me.

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

P.G.A.Gardner

Date: 11.03.2025

35 Orchard Rise
Tibberton
Gloucester
GL19 3AT

I have examined the Accounts of Tibberton Almshouses and determined that they are correct from the information provided to me.

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

P.G.A.Gardner

Date: 11.03.2025