



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period 01/01/2023 to 31/12/2023

Charity name: G&L Salisbury's Homes

Charity registration number: 214571

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Provision of Almshouses for elderly people residing in the parishes of Brandon, Bretford and Wolston for a maintenance contribution.
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	<p>The Trustees met 4 times during the year. Andrew Kirby was appointed as Chair, Graham Fewkes as Vice Chair.</p> <p>The charity currently owns 6 properties, a total of 7 residents live in the properties.</p> <p>Trustees continue to maintain and where possible improve the properties owned by the charity. Regular trustee welfare visits took place throughout the year.</p> <p>Trustees examine the major risk factors that the charity faces each financial year when planning ahead and monitor these risks to mitigate the impact they may have on the charity.</p> <p>Trustees actively seek opportunities within the parishes to explore the possibility of building additional properties and this remains under constant review.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees confirm they have taken into account the Charity Commission guidance on public benefits when undertaking their duties.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
	Para 1.38	

Policy on social investment including program related investment		
Contribution made by volunteers	Para 1.38	
Other		

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	<p>All residents took part in the annual 'Redecoration Programme' where they were all able to nominate a room within their property for redecoration.</p> <p>Annual boiler and gas safety inspections took place in May 2023.</p> <p>Residents were encouraged to apply for a safe and well visit via Warwickshire Fire and Rescue Service.</p> <p>Christmas vouchers were given to all residents in December 2023.</p> <p>Garden waste disposal permits were purchased by the charity for all properties.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	

Other		
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Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Total expenditure £9.52k Total gross income £28.99k
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are accrued and Trustees are actively seeking opportunities within the parishes to use the reserves to build additional properties.
Amount of reserves held	Para 1.22	£197,607
Reasons for holding zero reserves	Para 1.22	Not applicable
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	None to note

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	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Unincorporated association
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	Trustees are selected from the parishes of Brandon, Bretford and Wolston.

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	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	G&L Salisbury's Homes
Other name the charity uses	Not applicable
Registered charity number	214571
Charity's principal address	16, Avondale Road Brandon Nr Coventry CV8 3HS

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Andrew Kirby	Chair		Brandon & Bretford Parish Council
2	Graham Fewkes	Vice Chair		
3	Mary White			
4	Juliet Carter			
5	Graham Wale			
6	Shan Dobinson		18 April 2023	Wolston Parish Council
7	Arthur Parker			
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Corporate trustees – names of the directors at the date the report was approved

Director name		
None		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
None		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	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	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

Not applicable

Other optional information

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Declarations

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

Signed on behalf of the charity’s trustees

Signature(s)		
Full name(s)	Andrew	Kirby
Position (eg Secretary, Chair, etc)	Chair	
Date	15 th October 2024	

Receipts and Payments - 2023

	B/f		
	CBS	Co-op	
receipts	172,989.55	5146.79	
	28,987.08	0	
contras	-5000.00	5,000.00	
payments	0.00	-9515.43	
At 31 December 2023	196,976.63	631.36	

OTHER ASSETS

Freehold Properties at valuation.

The properties were revalued in October 2022 by George and Company (Surveyors) Ltd.

COLF Charities Investment Fund

147.90 Units at 31 December 2023 (2022 - £32,641)

Prepared from the books, records and information supplied to me.

John D Harris FCA
108, CV8 3HP

16.7.24

SUMMARY

	2022	2023	2024
Rents	22,776	4843.08	24,144.00
Interest	999	28,987.08	
	23,775		
Repairs	6311	3,569.60	
Insurance	1026	1,201.04	
Subscriptions	227	196.00	
Gardens	1550	2040.00	
Gifts	100	300.00	
Clerk's Fees	561	1256.71	
Hall hire	0	96.00	
Community Charge	0	226.08	
Property Valuation	0	630.00	
Orbit	29	0	
	-9,804	-9,515.43	
	13,971	19,471.65	
B/fwd	164,165	178,136.34	
C/fwd	178,136	197,607.99	

Approved by Trustees

[Signature]

Receipts and Payments - 2023

	B/f		
	CBS	Co-op	
receipts	172,989.55	5146.79	
	28,987.08	0	
contras	-5000.00	5,000.00	
payments	0.00	-9515.43	
At 31 December 2023	196,976.63	631.36	

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SUMMARY

	Rents	Interest	
2022	22,776	999	23,775
	24,144.00	4843.08	28,987.08
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	Repairs	3,569.60	1,201.04
	Insurance	196.00	2040.00
	Subscriptions	196.00	300.00
	Gardens	1256.71	96.00
	Clerk's Fees	226.08	630.00
	Hall hire	0	0
	Community Charge	0	0
	Property Valuation	0	0
	Orbit	0	29
		-9,515.43	-9,804
		19,471.65	13,971
		178,136.34	164,165
		197,607.99	178,136
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	C/fwd		178,136

Approved by Trustees

Handwritten signature