

# GOODACRE'S ALMSHOUSE CHARITY

England & Wales · Charity number 218757

## Details

---

**Other names** GOODACRE ALMSHOUSES

**Status** Registered

**Legal form** Other

**Registered** 1963-08-06

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

## Contact

---

**Address** Wychwood  
Dunton Lane  
Ashby Parva  
Lutterworth  
LE17 5HX

**Phone** 01455202535

**Email** [helenstone1204@gmail.com](mailto:helenstone1204@gmail.com)

## Activities

---

**Objects:** PROVISION AND MAINTENANCE OF ALMSHOUSES AND PROVISION OF BENEFITS FOR POOR WIDOWS OF GOOD CHARACTER WHO FROM AGE, ILL-HEALTH, ACCIDENT OR BY THEIR OWN EXERTIONS, WITH A PREFERANCE FOR WIDOWS QUALIFIED AS AFORESAID WHO SHALL HAVE BECOME REDUCED BY MISFORTUNE FROM BETTER CIRCUMSTANCES.

**Activities:** Manage accommodation for single women in need

## Classification

---

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** The General Public/mankind

## Geography

---

- **Area of benefit:** ASHBY PARVA
- Leicestershire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-30	£31,562	£25,842	-	-
2024-04-30	£23,882	£26,669	-	-
2023-04-30	£18,553	£24,628	-	-
2022-04-30	£26,455	£23,244	-	-
2021-04-30	£27,702	£25,251	-	-

## Trustees

Name	Role	Appointed
HELEN STONE	Chair	2018-09-25
ANNE DEAN		2018-09-25
Edith Mould		2025-07-07
Elaine Audrey Derrick		2022-04-05
JOHN DUNCAN GOODACRE		2018-09-25
Neil Durban Bannister		2025-07-08

**GOODACRE'S ALMSHOUSE CHARITY**

England & Wales - Charity number 218757

---

# Accounts

---



**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

## Trustees' Annual Report for the period

From 01/05/2024 Period start date

To 30/04/2025 Period end date

Charity name: Goodacre's Almshouse Charity

Charity registration number: 218757

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>To manage accommodation for single women in need</b>
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	<b>The Trustees provide and maintain accommodation for women in need in the rural community of Ashby Parva. We are currently working towards a major re-roofing project to ensure the Almshouses remain viable into the future.</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>The GAC Trustees ensure that the Charity is run in a way that ensures fairness of benefit; trustees adhere to Trustee policies, follow a prescribed procedure for appointing beneficiaries and offer care and support for beneficiaries.</b>

### Achievements and Performance

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	<b>The Charity continues to provide accommodation for women who otherwise rely on the local council for accommodation. The Charity continues to charge below the Equivalent Fair Rent for like properties. The charity strives to maintain properties in line with resident's expectations. The Charity continues to carry out routine maintenance whilst saving towards major refurbishments necessary. The Charity has completed many surveys in preparation for the re-roofing project and is preparing to appoint a new architect to carry the work forward.</b>
---	-----------	--

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>Current account: -</b> <b>The Trustees move into financial year 2025-2026 with £16,031.04 in the current account.</b> <b>Reserves:-</b> <b>Held in an investment account, varies as the stock market moves</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>General reserves are kept within the Current account and cover day-to-day expenses.</b> <b>Extraordinary Repair Fund is for future major expenditure and major refurbishments</b>
Amount of reserves held	Para 1.22	<b>£30,728</b>
Reasons for holding zero reserves	Para 1.22	<b>N/A</b>
Details of fund materially in deficit	Para 1.24	<b>N/A</b>
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>N/A</b>

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	<b>Scheme</b>
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	<b>Trust</b>
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	<b>By appointment of Trustees</b>

## 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	<b>Trustee Induction Policy.</b> <b>Prospective Trustees are invited to observe a Trustee meeting.</b> <b>Once they have been sworn in as a Trustee they are issued a briefing pack detailing governing documents, past minutes, audited accounts, etc.</b>
--	-----------	---

## Reference and Administrative details

Charity name	The Goodacre's Almshouse Charity
Other name the charity uses	GAC
Registered charity number	218757
Charity's principal address	C/O Wychwood Dunton Lane Ashby Parva Lutterworth. LE17 5HX


## 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)
Helen Stone	Chair		
Anne Dean	Treasurer		
John Goodacre			
Elaine Derrick			
Revd E Heaton	Ex-officio		

## Declarations

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

Signed on behalf of the charity's trustees

Signature(s)	<i>H. Stone</i>	
Full name(s)	Helen Stone	Anne Dean
Position (eg Secretary, Chair, etc)	Chair	Treasurer
Date	14.02.2026	



TO: The Trustees The Goodacre's Almshouse Charity  
Charity Number 218757

I report to the Trustees on my examination of the accounts of the above charity for the year ended 30 April 2025.

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- accounting records were not kept in accordance with section 130 of the Act  
or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: *Mary Pedlar-Perks*

Name: MARY PEDLAR-PERKS

Date: 26/5/2025

**GOODACRE'S ALMSHOUSE CHARITY**

England & Wales - Charity number 218757

---

# Accounts

---



# Trustees' Annual Report for the period

<b>From</b>	Period start date			<b>To</b>	Period end date		
	Day 01	Month 05	Year 2021		Day 30	Month 04	Year 2022

## Section A

## Reference and administration details

**Charity name** Goodacre's Almshouse Charity

**Other names charity is known by** GAC

**Registered charity number (if any)** 218757

**Charity's principal address** Wychwood, Dunton Lane

Ashby Parva

Lutterworth

**Postcode** LE17 5HX

### 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	Helen Stone	Chair and Secretary		
2	Anne Dean	Treasurer		
3	John Goodacre			
4	Tim Ottevanger		01/05/2021 – 05/04/2022	
5	Sally Scott		01/05/2021 – 05/04/2022	
6	Gwen Edwards		01/05/2021 – 26/10/2022	
7	Revd.Sr.L.Heaton	Ex-officio		
8	Elaine Derreck		05/04/2022 – 30/04/2022	
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Architect	Darnton B3	Aberystwyth

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

--

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document <small>(eg. trust deed, constitution)</small>	Scheme
How the charity is constituted <small>(eg. trust, association, company)</small>	Trust
Trustee selection methods <small>(eg. appointed by, elected by)</small>	Appointed by Trustees

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Prospective Trustees are people who have the skills needed to administer the Trust and are often recruited locally.

Prospective Trustees are issued with copies of the Charity Scheme, minutes of the last 4 Trustee meetings and copies of the Charity's policies.

Prospective Trustees are invited to observe one Trustee's Meeting. If, after this procedure, the 'applicant' wishes to become a Trustee, the Trustees arrange a Special Meeting of Trustees to consider the 'application'.

Once approved, the new Trustee is involved fully in the administration of the Trust.

The Trustees have a Risk Assessment policy that includes all major risks to which the Charity is exposed. This policy is continually monitored and reviewed at least annually.

## Section C Objectives and activities

**Summary of the objects of the charity set out in its governing document**

To manage accommodation for single occupancy by women in need.

To provide and maintain accommodation for single occupancy by women in need, both financial or health related.

The Charity operates outside of the District Council so is not classed as a registered provider of social housing.

In return for the accommodation provided, the Beneficiaries of the Charity pay a Weekly Maintenance Contribution towards the upkeep of the Almshouses. The Weekly Maintenance Contribution is kept below the Equivalent Fair Rent Assessment value for similar properties in the area.

All residents are issued with a Handbook which contains the rules and regulations of the Charity and advice on where and how to find information on healthcare, benefits, etc.

The Trustees aim to follow the guidance given by the Charities Commission on public benefit.

The Goodacre's Almshouse Charity provides accommodation for women who otherwise would rely on the local council for accommodation.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

#### **Additional details of objectives and activities (Optional information)**

At the discretion of the Goodacre's Almshouse Charity trustees, grants may be made to Almswomen who are struggling to make ends meet when in receipt of earned and/or benefit income or are waiting for benefit income to 'come through'.

The Goodacre's Almshouse Charity manage a terrace of eight properties with a communal garden.

Volunteers help to maintain the communal garden.

You may choose to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

The Charity continues to work towards the maintenance, general updating and refurbishment of the properties.

A major re-roofing project is planned which will improve conditions within the properties. Grant funding will be needed to fund this work.

Careful management of the Charity funds made it possible to complete the major re-furbishment of one Almshouse.

One property became vacant during June 2021 and another in April 2022. Sadly, no new applicants have come forward to occupy the vacant Almshouses. The remaining six properties have been fully occupied.

## Section E

## Financial review

**Brief statement of the charity's policy on reserves**

The Trustees maintain reserves at a level which will: -

- meet regular expenditure
- be sufficient to cover essential works and emergencies
- offer the opportunity to undertake refurbishments without grant funding

The Trustees manage funds that hold monies put aside for future projects.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

## Section F


## Other optional information

## Section G

## Declaration

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

**Signed on behalf of the charity's trustees**

<b>Signature(s)</b>	<i>H. Stone</i>	
<b>Full name(s)</b>	Helen Stone	Anne Dean
<b>Position (eg Secretary, Chair, etc)</b>	Chair and secretary	Treasure
<b>Date</b>	8 <sup>th</sup> February 2023	





TO: The Trustees The Goodacre's Almshouse Charity  
Charity Number 218757

I report to the Trustees on my examination of the accounts of the above charity for the year ended 30 April 2022.

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- accounting records were not kept in accordance with section 130 of the Act
- or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: *Mary Pedlar-Perks*

Name: MARY PEDLAR-PERKS

Date: 15.12.22

**GOODACRE'S ALMSHOUSE CHARITY**

England & Wales - Charity number 218757

---

# Accounts

---



# Trustees' Annual Report for the period

<b>From</b>	Period start date			<b>To</b>	Period end date		
	Day 01	Month 05	Year 2020		Day 30	Month 04	Year 2021

## Section A Reference and administration details

**Charity name** Goodacre's Almshouse Charity

**Other names charity is known by**

**Registered charity number (if any)** 218757

**Charity's principal address**  
 Wychwood, Dunton Lane  
 Ashby Parva  
 Lutterworth  
**Postcode** LE17 5HX

### 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	Helen Stone	Chair and Secretary		
2	Anne Dean	Treasurer		
3	John Goodacre			
4	Tim Ottevanger			
5	Sally Scott			
6	Gwen Edwards			
7	Revd.Sr.L.Heaton	Ex-officio		
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

--	--	--

### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Architect	Darnton B3	Loughborough

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

--

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document <small>(eg. trust deed, constitution)</small>	Scheme
How the charity is constituted <small>(eg. trust, association, company)</small>	Trust
Trustee selection methods <small>(eg. appointed by, elected by)</small>	Appointed by Trustees

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Prospective Trustees are people who have the skills needed to administer the Trust and are often recruited locally. Prospective Trustees are issued with copies of the Charity Scheme, minutes of the last 4 Trustee meetings and copies of the Charity's policies. Prospective Trustees are invited to observe one Trustee's Meeting. If, after this procedure, the 'applicant' wishes to become a Trustee, the Trustees arrange a Special Meeting of Trustees to consider the 'application'. Once approved, the new Trustee is involved fully in the administration of the Trust.

The Trustees have a Risk Assessment policy that includes all major risks to which the Charity is exposed. This policy is continually monitored and reviewed at least annually.

## Section C Objectives and activities

**Summary of the objects of the charity set out in its governing document**

To manage accommodation for single women in need.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

To provide and maintain accommodation to single women in need, both financial or health related.  
The Charity operates outside of the District Council so is not classed as a registered provider of social housing.  
In return for the accommodation provided, the Beneficiaries of the Charity pay a Weekly Maintenance Contribution towards the upkeep of the Almshouses. The Weekly Maintenance Contribution is kept below the Equivalent Fair Rent Assessment value for similar properties in the area.  
All residents are issued with a Handbook which contains advice on where and how to find information on healthcare, benefits, etc.  
The Trustees aim to follow the guidance given by the Charities Commission on public benefit.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

## Section D

## Achievements and performance

## Section D

## Achievements and performance

### Summary of the main achievements of the charity during the year

The Charity continues to work towards the maintenance, general up-dating and refurbishment of the properties.

- The remaining bathrooms have now been re-fitted as shower rooms
- Gas was connected to each Almshouse. This work was fully grant funded
- First time gas central heating was fitted to each Almshouse. This work was fully grant funded
- All obsolete electric storage heaters were removed from each Almshouse

All properties have been fully occupied during the last 12 months.

## Section E

## Financial review

**Brief statement of the charity's policy on reserves**

The Trustees maintain reserves at a level which will: -  
 meet regular expenditure  
 be sufficient to cover essential works and emergencies

The Trustees manage funds that hold monies put aside for future projects.

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Empty box for optional information.

**Section F Other optional information**

Large empty box for Section F.

**Section G Declaration**

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

Signed on behalf of the charity's trustees

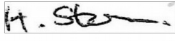

<b>Signature(s)</b>		
<b>Full name(s)</b>	Helen Stone	Anne Dean
<b>Position (eg Secretary, Chair, etc)</b>	Chair and secretary	
<b>Date</b>	2 <sup>nd</sup> May 2022	

# Section G

## Declaration

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Helen Stone	Anne Dean
Position (eg Secretary, Chair, etc)	Chair and secretary	
Date	2 <sup>nd</sup> May 2022	

**GOODACRE ALMHOUSE CHARITY**

**YEAR ENDING 30 APRIL 2021**

<b>INCOME</b>				<b>EXPENDITURE</b>	
2019-2020		2020-2021		2019-2020	
<b>£ 14,891.22</b>	BANK BALANCE B/FWD	<b>£ 13,510.35</b>		£ 189.00	SUBSCRIPTION
£ 21,830.44	ALMHOUSE CONTRIB	£ 27,043.94		£ 1,142.61	INSURANCE
£ 2,000.00	DONATIONS	£ -		£ -	RATES
£ 2.50	BANK INTEREST	£ 1.10		£ 1,281.92	WATER RATES
£ 193.47	NAA DIVS	£ 88.44		£ 49.80	ELECTRICITY 5&7
£ -	REFUND HARB D C	£ 148.70		£ 387.59	COALHOUSE LIGHT
	REFUND PACIFIC	£ 420.00		£ 400.00	XMAS COAL/VOUCHER
				£ -	BRITISH GAS
				£ 16,856.36	REPAIRS&MAINT
				£ -	SEMINARS/COURSES
				£ -	MISC
				£ 5,100.00	PROFESSIONAL FEES
				<b>£ 25,407.28</b>	
				£ 13,510.35	BANK BALANCE C/FWD
<b>£ 38,917.63</b>		<b>£ 41,212.53</b>		<b>£ 38,917.63</b>	

**Bank balance as at 30 April 2021**

Current account	£ 7,961.29
Deposit account	£ 8,000.00
	<b>£ 15,961.29</b>



**EXPENDITURE 2019-2020**

		<b>TOTAL</b>	<b>SUBS/ CARDS</b>	<b>INSCE</b>
Almshouse Ass	Sub	£ 192.00	£ 192.00	
Grout Judge	Insurance	£ 1,185.34		£ 1,185.34
Severn Trent	Water rates	£ 1,352.88		
Eon	Coal house	£ 288.15		
BritishGas	Meters	£ 442.73		
Nun Ind Cleaning	Window cleang	£ 385.00		
RJ Berrington	Elec work	£ 50.00		
D & M Ball	Vinyl	£ 164.16		
B Orton	Showers etc	£ 5,942.00		
P Felton	5 & 8 Doors	£ 495.00		
M Shipley	Elec work	£ 238.80		
M Taylor	Plastering	£ 1,480.00		
F Dixon	Chimney work	£ 685.20		
C Sandercock	Airing cpbd	£ 3,030.72		
G Johnson	Painting	£ 2,800.00		
Max Electrical	Cookers	£ 799.99		
Pacific Home Serv	Scaffolding	£ 4,000.00		
H Stone	Drains etc	£ 398.68		
A Dean	Green bins etc	£ 230.60		
GCA	Surveys	£ 600.00		
Xmas		£ 400.00		
J. Brown	Vacuum clnr	£ 89.99		
		<b>£ 25,251.24</b>	<b>£ 192.00</b>	<b>£ 1,185.34</b>

<b>RATES</b>	<b>C'HOUSE LIGHT</b>	<b>WINDOW CLEANING</b>	<b>GARDEN</b>	<b>REPAIRS/ MAINTEN</b>	<b>PROF FEES</b>
£ 1,352.88	£ 288.15	£ 385.00		£ 442.73	
				£ 50.00	
				£ 164.16	
				£ 5,942.00	
				£ 495.00	
				£ 238.80	
				£ 1,480.00	
				£ 685.20	
				£ 3,030.72	
				£ 2,800.00	
				£ 799.99	
				£ 4,000.00	
				£ 398.68	
			£ 155.00	£ 75.60	£ 600.00
<b>£ 1,352.88</b>	<b>£ 288.15</b>	<b>£ 385.00</b>	<b>£ 155.00</b>	<b>£ 20,602.88</b>	<b>£ 600.00</b>

<b>XMAS GIFT</b>	<b>MISC</b>
£ 400.00	£ 89.99
<b>£ 400.00</b>	<b>£ 89.99</b>

TO: The Trustees The Goodacre's Almshouse Charity  
Charity Number 218757

I report to the Trustees on my examination of the accounts of the above charity for the year ended 30 April 2021.

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable directions given by the Charity Commission under section 145(5) (b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that, in any material respect:

- accounting records were not kept in accordance with section 130 of the Act  
or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:

Name: K Burnham

Date: 26.11.2021