

ROLLE'S ALMSHOUSES

England & Wales · Charity number 229118

Details

Other names	ST GILES CHARITIES - ROLLES ALMSHOUSES & RICHARDS TRUST
Status	Registered
Legal form	Other
Registered	1964-02-11
Register	View on the Charity Commission register

Contact

Address	The Laurels St Giles in the Wood St Giles in the Wood Torrington Devon
Phone	01805439111
Email	BRIANANDJEN3@SKY.COM

Activities

Objects: PROVISION OF ALMSHOUSES FOR POOR AGED PERSONS WHO ARE RESIDENT IN THE PARISH OF ST GILES IN THE WOOD. PREFERENCE TO BE GIVEN TO WIDOWS.

Activities: A7 Area of OperationDevon.A8a Accommodation/Housing.A8b Elderly/Old People.A8c Provide buildings/facilities/open space.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People, Other Defined Groups

Geography

- **Area of benefit:** PARISH OF ST GILES IN THE WOOD
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£27,459	£13,746	-	-
2024-03-31	£25,190	£11,771	-	-
2023-03-31	£24,898	£9,805	-	-
2022-03-31	£20,666	£5,855	-	-
2021-03-31	£21,520	£6,487	-	-

Trustees

Name	Role	Appointed
ALAN CHAMINGS	Chair	
COLIN HOUSE		
LORNA HERNIMAN		
Rev Gary Owen		2020-06-12

Linked charities

- RICHARDS TRUST (229118-1)

ROLLE'S ALMSHOUSES

England & Wales - Charity number 229118

Accounts

Minutes of the Meeting of the Trustees of St Giles Almshouses

Wednesday, 27th August 2025 - Hosted by Fo Edmonds

Present: Alan Chamings, Colin House, Lorna Herniman, Simon Dyer, Rev. Gary Owen, Fo Edmonds, Alice Redford

Thanks extended to Fo for her hospitality in hosting the meeting.

Matters Arising

- June 2024 minutes reviewed and agreed.
- No. 6 Sunnyside: Purchase completed.
- Refurbishments: Acknowledged as necessary — quotes to be discussed.
- Quinquennial Report: Completed.

Treasurer's Report (Presented by Fo)

- **Annual Accounts for 2024/25 .**
- **Bank Balances:** Lloyds Bank account – £6651.05. M&G account – £40,000
- **Insurance:** Grout Insurance renewed by Alice in June 2025. Inclusive of cover for No. 6 Sunnyside. Total cost: £951.75
- **Property Expenditure: No. 4:** New vinyl flooring in kitchen installed – cost £600 (awaiting invoice). **No. 6 Sunnyside:** Purchase cost: £219,872 (agreed by Sarah in October). Slee Blackwell Survey: £300
- **Audit Requirement:** Dividends and total income exceeded £25,000 threshold. Audit required – inspectors' report pending. Fo to handle.
- **Bank Account Name Change:** New name: *The Rolles Almshouse Charities, St Giles*

Property Refurbishments

No. 1

- Requires new cooker and kitchen units, worktop in lobby (worktop to be provided by Alan) Quote received: Mike Jefferies – £3,040. Only one quote, but trusted contractor (previous work on No. 4)
- Wood burner needs updating. Alan contacted Rangemoors – requires more information and photos
- Water ingress through stairs – needs urgent attention

No. 2

- Water ingress through stairs – same issue as No. 1
- Electrical work already completed by Mike Cooke

No. 3

- Tom has given permission for necessary work to proceed. Kevin and Ian to assess the property

No. 4

- New vinyl flooring completed
- Window requires replacement
- Fence installed by John Ayre (October 2024)
- Tree cut down by Chops; old stump needs removal. Quote from Andy Winsbury: £600. Fo recommended Gavin Hendry as an alternative – Alan to follow up
- Ongoing faulty boiler issues. Alan to speak with Rob regarding repair or replacement

No. 6 Minimal maintenance required. New kitchen units needed

Any Other Business

- **Chimney Sweeping & House Inspections:**
 - Carried out by David Balchin for Nos. 1–4 in July
 - House inspections conducted on the same day
- **Heat pump / insulation**
 - Heat pump, insulation, solar panels - Applicability for Almshouse residents questioned (not homeowners or tenants). Further research required
- **Maintenance Contributions:**
 - Agreed to remain at £360 per calendar month. To be reviewed next year.
- **Quinquennial Building Survey Report:**
 - Gary highlighted health & safety issues. Emphasis on smoke alarm inspections. Alan and Simon to check smoke alarms in Nos. 1–4 ASAP
- **Charity Commission Obligations:**
 - Discussion on trustee responsibilities. Query over need for custodian. Gary to contact Tawstock Secretary, George Hampton, for advice. Will pass contact details to Alan if George is willing.

Date of Next Meeting: To be arranged

Signed, Alan Chamings (Chairman):

Footnote

- **Smoke Alarms:** Alan and Simon checked alarms in Nos. 1–4 immediately after the meeting. Majority found to be in working order. Alan to purchase additional units as needed.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Rolle's Almshouses & Richards Trust

No (if any)
229118

Receipts and payments accounts

CC16a

For the period from	Period start date 01/04/2024	To	Period end date 31/03/2025
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Tenant contributions	16,905	-	-	16,905	15,525
Dividends	10,554	-	-	10,554	9,665
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	27,459	-	-	27,459	25,190
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	27,459	-	-	27,459	25,190
A3 Payments					
Maintenance	9,310	-	-	9,310	11,771
Admin	4,436	-	-	4,436	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	13,746	-	-	13,746	11,771
A4 Asset and investment purchases, (see table)					
M&G Investments	25,000	-	-	25,000	-
	-	-	-	-	-
Sub total	25,000	-	-	25,000	-
Total payments	38,746	-	-	38,746	11,771
Net of receipts/(payments)	- 11,287	-	-	- 11,287	13,419
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	22,866	-	-	22,866	9,447
Cash funds this year end	11,579	-	-	11,579	22,866

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Bank	11,579	-	-
		-	-	-
		-	-	-
	Total cash funds	11,579	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	M&G Investments	Unrestricted	-	251,073
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	1 Rolle's Almshouses		-	-
	2 Rolle's Almshouses		-	-
	3 Rolle's Almshouses		-	-
	4 Rolle's Almshouses		-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/ members of	Rolle's Almshouses & Richards Trust		
On accounts for the year ended	31 st March 2025	Charity no (if any)	229118
Set out on pages	1 to 2		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st March 2025.

Responsibilities and basis of report

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 ("the Act").

Independent examiner's statement

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:

Date:

17/11/2025.

Name:

Keith Berry

Relevant professional
qualification(s) or body
(if any):

ICAEW

Address:

Berrys, Chartered Accountants, 12 High Street, Torrington, Devon
EX38 8HN

ROLLE'S ALMSHOUSES

England & Wales - Charity number 229118

Accounts

Minutes of the Meeting of the Trustees of St Giles Almshouses
Wednesday 27th June 2024

Present Alan Chamings, Lorna Herniman, Colin House, Rev Gary Owen, Jennifer Steele, Fo Edmunds, Simon Dyer

Fo Edmunds was thanked for her hospitality in hosting the meeting and the minutes from 2023 were proposed by Alan, seconded by Lorna and signed as correct.

Matters Arising

Replacement of lead in the roof valleys is now on hold -possibility that it does not need replacing as only No1 had a problem. Will be checked before the winter.

Full Electrical check completed in November 2023.

Back doors all replaced.

Fence between Nos 2&3 completed.

Mr Thompson has indicated that he does not want No3 re-decorated – Alan to check.

Constitution has not been updated – Apologies from Jen.

Treasurers Report

Jen presented the Annual Accounts for 2023/24 which have been checked by Brian Ward. Proposed by Colin, seconded by Lorna & signed by Alan.

The current Lloyds Account balances at 31/5/24 was £20,566.55 and was agreed that £10,000 would be transferred to M&G. Jen to action.

Maintenance Contributions have not increased since October 2021. They will increase by £15 per calendar month from October 1st 2024 to £360. Proposed by Lorna, seconded by Rev Gary. Jen to draft a letter for Alan to check.

Insurance

Jen highlighted the new quote from Grout Insurance which offered a fixed rate (plus inflation) for the next 5 years. This meant that the payment reduced from £1145.72 in 2023 to £951.75 annually for 2024-2029. Proposed by Lorna, seconded by Colin.

Update from Chairman

New Members

Alan welcomed Simon Dyer from Winscott who would like to become a trustee, his Father in Law, Douglas Millman served as a trustee for several years. Jen/Gary to find out the procedure for this.

Following Jen's recent resignation as Secretary/Treasurer, Alan proposed Fo Edmunds as the new treasurer, seconded by Jen. Alan also proposed that we now apply for on line banking which Fo is happy to do. Seconded by Lorna. Jen to handover & Alan to meet with Fo when necessary.

Alice Redford was suggested as the new secretary. Simon will follow this up if she will consider it. Alan & Jen to meet with her to explain what the position involves.

Other Items

Fo Edmunds (neighbour) is happy with the new fencing but concerned that her leylandi has suddenly died. This will be looked at during the annual inspection.

Following Mr Mrs Squire's request that their son could stay at the weekends, the trustees met with them and agreed to the proposal. However, there is a feeling that he was staying more often. The trustees will remind Mr Mrs Squire during the inspection of their obligations.

It was agreed that the trustees would continue to look for a property to purchase within the parish. The current houses on the market are too expensive.

Building Works

3 Windows are being replaced in No 1

SW Water have replaced all the pipework in all 4 Almshouses

Inspections

Jen to draft a letter to inform residents that their properties will be inspected on Wednesday 10th July, the day the chimneys are being swept.

Any Other Business

Jen outlined the governance requirements of The Charity Commission. Gary requested a copy of the Residents Handbook and The Constitution to check what is needed. Jen to forward these.

Jen also asked the meeting to look at the Risk Assessment:

Smoke Alarms to be checked during the Inspection

It was agreed to add "If residents require them" after the line "Install rails" under Outside Steps. Also to add Electrics to the list – these have recently been checked.

Alan to organise a quinquennial inspection.

Date of Next Meeting

To be Arranged

I am willing to act as a Trustee of Rolle's Almshouses – St Giles in the Wood



Signed: Simon Dyer

Date: 29-7-24



Signed: Alan Chamings (Chairman)

Date: 8/8/24

Accounts 2024

Rolles Almshouses and Richard Trust

Accounts for Year Ended 31st March 2024

Trustee Account

Income

Balance b/f	9447.31
Heywood Contributions	4140
Sherlock Contributions	4140
Thompson Contributions	4140
Squire Contributions	3105
M&G Dividends Received	9665.2
	<u>34637.51</u>

Expenditure

TPS	178
Brian Ward	18
Grout Insurance	1145.72
Fast Plumb	870
Cleaning Services	170
Stamps (J Steele)	21.84
TPS	1260.56
M Cook Electrical	328
Balchin (Chimneys)	255
TPS	3960
TPS	375
M Cook Electrical	2059.52
Woolacotts	48
Almshouse Assoc	267
TPS	265
Woolacotts	82.45
TPS	467
	11771.09
Balance c/f	22866.42
	<u>£34,637.51</u>

	<u>Date</u>	<u>Shares</u>	<u>Value</u>
	31/03/24		
M&G Shares Charity Multi Asset		229772.793	208886.45
M&G Charifund		818.659	11920.33
			<u>£220,806.78</u>



Accounts 2024

Rolles Almshouses and Richard Trust

Accounts for Year Ended 31st March 2024

Trustee Account

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Merton Cottage
St Giles in the Wood
TORRINGTON
Devon
EX38 7JH
19th June 2024

The Charity Commission

P O Box 125

Liverpool

L69 3UL

Dear Sirs

The following statement should be read in connection with the accounts for the Rolles Almshouses and Richard Trusts accounts scrutiny.

" As far as I am aware, the accounts for the Rolles Almshouses and Richard Trust for 2024 are complete and correct. All receipts and payments could be traced to relevant paperwork and the final balances shown could be agreed."

I hope that this statement is sufficient for your purposes, as I am not a qualified auditor: I have merely undertaken a Scrutiny of the Accounts.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B. Ward'.

Brian Ward