

CLERK'S REPORT JUNE 2021

This past 18 months has been very busy for us at the Almshouses.

The new wet room for No 2 was completed and redecorated and finished including a heated towel rail, in January. Les was thrilled with it, but unfortunately died of a heart attack on 12th February 2020, which was a shock to everyone as Les was the one who was always gardening, supplying vegetables and helping the others; he was also very good at dealing with Pamela.

Some of Les's family moved in to No 2 in order to 'clear his belongings'. Unfortunately it became a difficult situation as they were not in any hurry to move out, so we had to keep asking them, eventually they moved out in the middle of March. We then went into Lockdown on 23rd March which meant we could not get the decorator in or show any potential residents around for some considerable time.

We had the whole of Number 2 redecorated and the chimney swept.

I advertised the vacancy in the Isle Valley News and we had two applicants, who both later withdrew. I then advertised on the Horton and Broadway Neighbourhood Watch Facebook page and had two more applicants. We interviewed and appointed a lovely lady Ruth Proctor who moved in in August, this was delayed as she had to give 2 months notice at her previous home. Ruth is a very active lady who has fitted in very well.

The shed previously allocated to No 2 was in a dilapidated state so we purchased a new one for Ruth which she is very pleased with.

I also took the opportunity to renew the paperwork for the Residents, including producing a Residents Handbook in booklet form.

We have had some minor electrical works done, including a new security light.

Also Pamela's shower room has had the ceiling painted, a new shower screen and basin waste replaced as it was leaking, and the stop tap in her porch was replaced.

Allotments

The allotments have been very successful this year with 3 additional people taking them on. In the main they are very well looked after and regularly attended. We have also had further enquiries from 2 others who are on a waiting list. We only charge £10 per annum. Is it time to increase this? I would suggest £15 next year.

Garden Maintenance

This has continued to be done on a regular basis and the gardens are well kept.

Grant Application

As you know we applied to the Almshouse Association for a Grant towards the wet rooms and replacing the central heating boiler. We heard in March 2020 that we had been successful and received £10,000 in April. Unfortunately the Covid 19 restrictions have meant that we have been unable to complete the works as planned and hope to resolve this in the coming year.

Central Heating Boiler

It was a pity that we had been unable to replace the boiler as we have had some problems with it cutting out and have had to call an engineer out twice in September and October despite it being serviced in July 2020.

Covid 19

The residents were well supported during the first lockdown with friends, neighbours and carers helping with shopping etc.

During our second lockdown our new resident Ruth was contacted by Track and Trace and advised to have a test and isolate for 2 weeks. Fortunately the test was negative but we took the precaution of providing sanitising spray for all the residents to clean the hand rails on the stairs, which are communal.

Drains

Unfortunately the drains blocked again in February in the manhole for numbers 3 and 4, due to a profusion of toilet paper. Pamela was adamant none of it was hers! Richard successfully cleared them with draining rods but it took more than 2 hours and was not a pleasant job, especially due to the Covid situation at the time.

Restorative Justice Meeting

On 20th March 2021 a Restorative justice Meeting was held at Broadway Village Hall following information from Julia and Ruth regarding Pamela's on going unacceptable behaviour towards Julia.

Also at the meeting were Pamela's supporter Mr Glenn Harding who did all the talking for Pamela, and Ruth who was there to support Pamela. Brad also attended.

We were hopeful that it might have had a positive effect as both Pamela and Julia agreed to have more understanding towards each other and strive for better communications. Unfortunately this was very short lived and on 20th May, Pamela emailed us with a Grievance against Ruth.

Incident on April 10th

We were called by Julia to let us know that the compost heap adjacent to the boundary hedge of The Old Vicarage was on fire and Mrs Poole was very concerned. It seems that Pamela had been burning papers on the compost heap

and the wooden pallets surrounding the heap had caught fire. We purchased an incinerator and reminded all residents not to leave fires unattended.

Incident on 31st May

As you are all aware we had a very nasty incident at the Almshouses on 31st May when Pamela's friend Glenn Harding lost his temper and verbally abused Ruth and Julia and physically assaulted Brad, causing a nasty injury to his arm which has resulted in multiple hospital visits. Brad now has the District Nurse calling to dress his arm. The response from the police has been very disappointing. They were called at the time but did not attend until the following Thursday. Also Richard spoke to them on 10th June and they still had not taken a statement from Glenn Harding.

Following the incident on the Monday, Glenn Harding stayed away from the Almshouses until Thursday 3rd June. When Ruth and Julia saw him there they were very frightened and called us to attend and they sought refuge in the Bell. Richard spoke to Glenn and asked him to leave which he did without question. We have since written to him to ask him not to go to the Almshouses and also to Pamela to inform her that Mr Harding must not visit.

ALEXANDER EVERY'S ALMSHOUSE CHARITY**INCOME & EXPENDITURE ACCOUNT**
FOR THE YEAR ENDED 11TH OCTOBER 2020

	2020		2019	
Income <i>MMC</i>				
Rent Rents Received		15,083.32		16,694.49
Charinco Income Dividends		99.90		220.78
National Savings Bank Interest		0.00		0.00
Miscellaneous Income		0.00		0.00
N A A Grant		10,000.00		0.00
Donations		0.00		5000.00
Wayleaves		23.24		0.00
		<u>25,206.46</u>		<u>21,915.27</u>
Expenditure				
Maintenance & Repairs	6,582.21		4,000.29	
Council Tax	0.00		0.00	
Water Rates	1,073.64		1,098.11	
Electricity	518.73		491.00	
Central Heating Oil	4,293.59		4,429.26	
Insurance	662.01		664.12	
TV Licence	0.00		22.50	
Gardening	<u>990.50</u>	14,120.68	<u>1,099.98</u>	<u>11,805.26</u>
Honorariums	240.00		240.00	
N A A Subscription	170.00		163.00	
Room Hire	0.00		0.00	
Accountancy	<u>270.00</u>	680.00	<u>252.00</u>	655.00
Christmas Presents for Residents & Gifts		180.00		160.00
Travel Expenses		0.00		0.00
		<u>£14,980.68</u>		<u>£12,620.26</u>
Excess of Income over Expenditure		<u>£10,225.78</u>		<u>£9,295.01</u>

ALEXANDER EVERY'S ALMSHOUSE CHARITY

BALANCE SHEET
AS AT 11TH OCTOBER 2020

	2020	2019
<u>Almshouse Fund</u>		
1129.60 Charinco Income Shares *	2,236.61	2,216.28
<u>Harry Helliard Bequest</u>		
153.25 Charinco Income Shares *	303.44	292.71
<u>Accumulation Fund</u>		
294.10 Charinco Income Shares *	<u>582.32</u>	<u>561.73</u>
	3,122.37	3,070.72
<u>Extraordinary Repair Fund</u>		
162.28 Charinco Accumulation Shares *	8,787.25	7,751.92
<u>Cyclical Maintenance Fund</u>		
National Savings Bank	12,453.75	12,453.75
<u>Lloyds Bank</u>	29,924.62	19,974.32
<u>Prepayments</u>	968.92	703.94
Total Assets at 11th October 2020	<u>55,256.91</u>	<u>43,954.65</u>
<u>Accruals</u>	264.00	274.50
Total Assets less Liabilities at 11th October 2020	<u><u>£54,992.91</u></u>	<u><u>£43,680.15</u></u>
<i>Represented by:-</i>		
Assets at 11th October 2019	43,680.15	
<u>Add</u> Increase in Share Values in Year	<u>1,086.98</u>	
	44,767.13	
<u>Add</u> Excess of Income over Expenditure in the Year	<u>10,225.78</u>	<u><u>£54,992.91</u></u>

* Bid Value of Investments at 30.06.20

ALEXANDER EVERY'S ALMSHOUSE CHARITY

ACCOUNTS

- for the year ended -

11TH OCTOBER 2020

ALEXANDER EVERY'S ALMSHOUSE CHARITY

ACCOUNTANTS REPORT

We report to the Members of the Charity that these Accounts have been prepared from the Bank Statements, Receipts and Invoices and from information and explanations given us by the Officers of the Charity. The Accounts are in accordance with the information supplied and are in our opinion correct.



Mitchams
Chartered Accountants
Ilminster
Somerset

12th November 2020

GB32 - Working Papers