

Dame Alice Leigh's Almshouse

TRUSTEE'S REPORT – Activities during the year 2023

During 2023 the Charity continued to provide accommodation for residents in the ancient parish of Stoneleigh and whilst one of the Almshouse properties became vacant, nine remained fully occupied throughout the year.

No.4 Almshouse became vacant on 11th May 2023 with the new resident taking up occupancy at the on 27th July 2023.

Trustees have continued with day-to-day repairs as well as remedial and modernisation work to the Almshouses, with all indoor repairs now back on schedule and carried out as and when required, following the lifting of the COVID-19 restrictions.

The ongoing issues with damp in some fireplaces, continues to be closely monitored and have largely been brought under control. However, it is now thought to possibly be rising damp or water retention from the outside, via the sandstones and/or mortar which is causing the water ingress to several of the properties, this is being kept under constant surveillance by the Clerk.

Brad Steele, a Master Stonemason carried out repairs to the stonework on the Almshouse outbuildings. This included repairs and repointing to the brickwork and guttering of the outbuildings, along with the removal of foliage and moss from around both the outbuildings and main Almshouse building.

Electrical maintenance was carried out as and when required, along with the annual PAT testing of all resident's and charity owned electrical appliances and again for the new resident's own personal appliances shortly after they moved in.

Plumbing repairs were also now able to be carried out, as and when required.

The painting to the exterior of the main Almshouse building was carried out in October 2023, which included the window frames, oak doors, apex timbers, all wooden areas at the back of the Almshouse building, handrails, fascia's and guttering. Painting of the exterior to the outbuildings is due to take place in the Spring/Summer of 2024.

Garden maintenance has included regular lawn mowing, hedge trimming and the pruning of several trees, including the two apple trees, in addition to moss and weed spraying.

The Almshouse Trust has continued its support of local charities with donations being made to the following charities in 2023 to:

The Shakespeare Hospice

The 5th80th Scout Group

The Trust also made charitable donations to support needy people living in the Ancient Parish of Stoneleigh through the Together for Change initiative and the Coventry Children's Boot Fund.

Together for Change (TFC) is a joint venture charity between the Diocese of Coventry and the Church of Urban Fund. Together for Change is working with churches and other public & private sector groups to transform the communities of Coventry and Warwickshire and tackle systematic poverty. In the five years since the inception of this project, the Churches in Tile Hill have set up and grown a range of projects supporting needy people in the community. The Job Club and Make Lunch project are among notable successes. The previous project that the Trust donations have helped support has been the recruitment of a Youth Worker at St Andrews Church who provides youth activities in the community.

The Trust had donated £5,000 the previous year (in 2022) of £5,000 to the Good Neighbours Men's Space project, and a further £5,000 the same year (in April 2022) to the Musical Memories Café Dementia project, however, no further donations were made to TFC in 2023.

The Coventry Children's Boot Fund started in 1893 with the object of providing boots to children in poverty so that they could attend school. The fund has served Coventry's poorest children through two world wars, the depression of the 30's and the ups and downs of the 20th century. Even today, many children attend school wearing worn out leaking shoes in winter, because their parents cannot afford to replace them, which makes you realise that the Boot Fund is as relevant today as it was over a hundred years ago. The Coventry Children's Boot Fund received a donation of £2,500 in July 2023.

FINANCIAL SUMMARY

THE DAME ALICE LEIGH'S ALMSHOUSE

Accounts year end to 31st December 2023

INCOME

Contributions	42,081.23
Grant From Duchess Dudley	
Charity	48,600.00
Bank Interest	0.01
Total Income	90,681.24

EXPENDITURE

Donations	-11,500.00
Governance Costs	-720.00
Housing Management Costs	-11,544.84
Repairs & Maintenance Costs	-24,098.68
Service Costs	-23,027.52
Total Expenditure	(70,891.04)

SURPLUS/DEFICIT	19,790.20
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