

LOUISA POWELL ALMSHOUSE CHARITY

Clerk to the Trustees: Mr C E Williams 2 Jockeyfields Ludlow Shropshire SY8 1PU
Emails: cwilliams1@btinternet.com Phone: 01584 874661

Meetings:

As it has not been possible to hold a Trustees meeting, I have produced this report to update trustees of appropriate issues.

It is hoped by June 2021 that we will be able to hold a meeting of the Trustees.

Financial Position:

I attach a summary of the Income and Expenditure for the year 2020/21 (in Yellow) and the proposed budget for 2021/22.

The accounts for the Financial Year 2020/21 have now been completed and forwarded to the auditor for independent certification.

As of the 3rd of March 2021, the Trust had bank balances of £33,911.44 and share valuations of £67,043.

In respect of the Budget for 2021/22 I would suggest that there be no increase in the current rents and that we review next year.

Repairs and Maintenance:

In accordance with the quinquennial survey, it is hoped that the following work will be undertaken this year.

- a) Replacement of the front doors to number 1,2 & 3 – Estimated cost - £3,500
- b) Party Walls in the roof areas to be extended for all properties to provide an appropriate fire wall for each property in the roof space. (Obtaining Cost)
- c) To completely re-roof the properties number 4 and 5 (Obtaining Cost)
- d) To investigate the requirement and extend of ground floor damp proof work required on each property. (Obtaining cost)

In respect of property 2 have provided the resident with additional storage boxes and would hope to agree with the resident some improvement works to the kitchen and Bathrooms.

Independent Living Officer:

During this period of lockdown Mrs. Ann Jenkins has continued to perform regular contact with all residents that require my support, whilst complying with current COVID restrictions and Government advice. This entails being based from home maintaining regular telephone contact and visiting sites when required whilst maintaining social distancing. It is apparent that the Pandemic has impacted greatly on residents and their lack of social activity.

Louisa Powells Almshouses

Income and Expenditure Account 2020/21

Bank Balances 3rd March 2021 £33,911.44
 Invesco Shares at the 3rd March 2021 £9,113
 M&G Investment at the 3rd March 2021 £57,930

	Budget 2020/21	Actual 2020/21	Budget 2021/22
Income			
Maintenance Contributions	18000	20,987.72	20000
Dividends	450	432.01	450
	18450	21,419.73	20450
Expenditure			
Gardening	500	360.00	500
Insurance	1200	1,248.09	1300
Water rates	450	491.09	550
Subscriptions	160	142.00	160
TV licence	15	15.00	15
Audit Fee	75	75.00	75
Clerks Disbursement	2400	2,400.00	2400
Improvements	10655	7,555.20	13950
Quinquennial Report	1500	1,200.00	0
Hosyers - Support Fee	1500	1,500.00	1500
	18455	14,986.38	20450

Actual 2020/21
 The Improvements include the external painting of the properties 1, 2 and 3 and the removal of one of the Chimneys which had become dangerous.

Budget 2021/21

Provision of new front doors and work to the roof areas of all properties.