



Trustees' Annual Report for the period

Period start date: 1 Jan 2023 To Period end date: 31 Dec 2023

Section A Reference and administration details

Charity name: The Almshouses of John Isbury and Jacob Hardrett

Other names charity is known by: The Lambourn Almshouses

Registered charity number (if any): 1201574

Charity's principal address: 23 Oxford Street
Lambourn
Berkshire
Postcode: RG178XS

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	Andrew Snowdon		Resigned 28 May 2023	
2	Rev. Julie Mintern			
3	Miles Young Warden, New College			
4	Sioban Penfold			
5	Jane McCarthy		Resigned 15 June 2023	
6	Nick Spence			
7	Mary Chalk			
8	David Barber		Resigned 27 May 2023	
9	Sharon Mooney			
10	Hugh Powell			
11	Andrew Chalk		Appointed 10 September 2023	
12	Richard Balckwell		Appointed 21 September 2023	
13	Christian Noll		Appointed 10 September 2023	
14				
15				

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
Land Agent	Carter Jonas	Winchester
Solicitor	Coffin Mew	Newbury
Architect	Carter Jonas	Oxford

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
(eg. trust deed, constitution)

Constitution

How the charity is constituted
(eg. trust, association, company)

Charitable Incorporated Organisation

Trustee selection methods
(eg. appointed by, elected by)

2 Ex-officio and 8 Co-opted

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.

--

Section C Objectives and activities

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

- The relief of poverty by the provision of accommodation for beneficiaries.
- Such charitable purposes for the benefit of the residents

Ensured that the existing almshouses are suitably maintained and fully utilised as accommodation for local people.

Progressed the development project to provide an additional nine almshouses.

Maintained the assets (property and financial) of the Charity to provide long-term financial stability.

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)

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

Progressed the detailed planning of the redevelopment of the redundant Methodist Chapel to provide nine new almshouses.

Refurbishments and repairs to the almshouses to maintain them whilst ensuring a high level of occupancy.

Section E

Financial review

Brief statement of the charity's policy on reserves

To ensure that the reserves are invested to provide both income and growth at a minimal risk.

Details of any funds materially in deficit

None

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.

- The Charity's main income is from farm rents, maintenance contribution and investments.
- Expenditure is focused on developing, improving and maintaining the almshouses.
- Investment are based on low risk options to provide a reliable income.

Section F

Other optional information

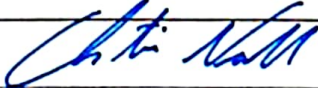
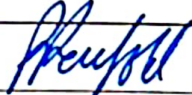
The CIO (1201574) was established on the 14 November 2022 and was financially dormant until the transfer of all the assets from Charity 203772 on the 31st December 2023.

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)	Christian Noll	Peter Penfold
Position (eg Secretary, Chair, etc)	Chair of Trustees	Clerk to the Trustees
Date	21/10/24	