



the almshouses Gazette

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Super Smiles for Captain Tom 100 Challenge

We asked for your smiles and you delivered!

We are honoured that we were able to take part in the Captain Tom 100 Challenge as part of his family's wish to celebrate the joy and positivity he shared with the world during his remarkable fundraising effort during the pandemic. And we couldn't have done it without the wonderful photos you sent in of

trustees, staff and residents from almshouses across the UK. We shared them across Facebook, Twitter, LinkedIn and Instagram and received an overwhelmingly positive response, as well as new followers and support from The Captain Tom



Foundation team. If you're not already on social media, give it a try. It's a great way to see what's going on at other almshouse charities and catch up with what we're doing at The Almshouse Association. We now have

a wealth of wonderful photos which we can use to raise awareness about the almshouse movement and the fantastic work you do to provide homes across the UK. **Thank you!** (See back page for more photos.)

Key change to members' area of website

We recently made a change to the members area of our website. Although users may not have noticed any difference, these updates will allow us to synchronise any changes you make to your online profile

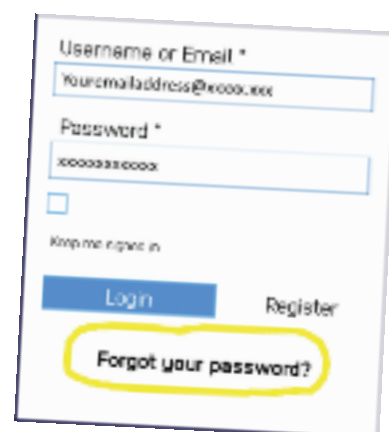
with the information we hold on our database.

Eventually, we will be able to offer online event bookings and accept membership and event booking payments online. This forms part of a wider project to further enhance our services to better serve our members. If you have not logged in since 14 June 2021, you will no longer be able to sign in using your existing login details. Your current username remains the same but you will need to set up a new password.

To do this, simply click on the 'forgot your password?' button at the bottom of the login screen - you will then be sent a link by email to reset your password.

For anyone registering on the website for the first time, you can simply fill in the registration form online by clicking on the 'website registration' button.

If you experience any issues when resetting your password or are not sure what you need to do, please do not hesitate to contact us by phone on 01344 452922 or by email at almshousesupport@almshouses.org and we will be more than happy to help.



Annual General Meeting 2021 to be held online

Due to the ongoing pandemic and uncertainty regarding COVID-19 restrictions, we have decided to hold our 2021 AGM virtually via Zoom. The Annual General Meeting will take place on 29 September 2021 and all members are invited to participate. You will have the opportunity to vote in advance of the meeting and to pose your questions to the presenters at the meeting. Full details about the AGM and how to vote will be published on our website and sent out by email to the main contact for your charity shortly.

For anyone who is not yet signed up to the website, we would encourage you to do so as soon as possible. Alternatively, if you do not have access to the internet, please contact us at admin@almshouses.org and we will send you hard copies of the AGM papers.

CHIEF EXECUTIVE'S COMMENT

Why is the almshouse "brand" so important?

We have come a long way but we still have a long road ahead to see almshouses recognised and supported by institutions, planners, Homes England, conservation officers and the public. It is a battle to raise awareness and understanding of the great value of almshouses and the importance of local affordable housing.

I reported in the past on the YouGov report that showed a low rate of knowledge of almshouses by the public, however, on the plus side, those who knew of almshouses thought they were good and there should be more!

We have had good reports in the press (thanks to your efforts and our PR team) and we are in discussions with television producers about a short series on almshouses, although 'The Archers' are still ignoring almshouses despite a strong case for their inclusion - if ever there was a rural, affordable housing need, it's in Ambridge! (Maybe you could write to the BBC and continue to push for almshouses in Ambridge?)

As we all know, getting on TV really helps to generate interest and appreciation and following our call for your stories, we have now received some fantastic ones (thank you!).

The TV promotion team is now specifically looking for a story on the refurbishment of an old, listed almshouse. If that is your charity, do let us know. Can you help?

Driving awareness of almshouses

We continue to drive awareness of the almshouse movement and the work that you add to the wellbeing of residents. Our 75th anniversary messages are having impact but the road is long. Our engagement strategy has also focused on engagement with government. We have built a strong All Party Parliamentary Group with a defined role; we have a strong team in The House of Lords raising questions on our behalf and we are seeing almshouses quoted in white papers, Homes England strategy and emerging policy papers. All good. However, in many areas (not all), we are not seeing that awareness of the value of almshouses reaching local government. Almshouses still need to be recognised for providing the best form and genuinely affordable

housing. You may remember we commissioned new and detailed research into the value that almshouses bring to the local community. The report is well underway and the initial findings are significant and we will use this as part of our approach. The impact of this local awareness and recognition often comes to light when the almshouse charity is involved in new development. With this in mind, we recently had a meeting with the Chief Planner (Joanna Averley) who was very well briefed and clearly had a personal appreciation of almshouses but she recognised that general awareness and understanding is limited in the planning field. We know this can be a frustration and we are here to help you with any cases, so do let us know.

One aspect that could help greatly is more use of The Almshouse Association Member logo and reference to being part of the almshouse network. This will start to show in the impact you are having across the country. We are also engaging with planning forums and regional groups and we will be bringing all councils up to date on the value, ambitions and great impact of our members. In summary, our profile together under the collective almshouse movement, our research showing the impact of your great work and the raised awareness in government will lead us towards the recognition that your founders and you deserve as the exemplar form of community housing. There may be some good news Ipsos market research recently carried out a detailed study of views and values and they realised that "nostalgia is a British condition". That has to be good news for the oldest form of community housing and the oldest charities.

More land, more almshouses, refreshing a 1,000 year old partnership

Our recent workshop with senior representatives from The Church of England uncovered a number of projects where the almshouse charity had sought or identified church land. We are now working with those members and the church to develop a long term strategy for connecting interested parties. Do keep on letting us

What's in a name? What's in our past?

The National Trust, and now The Church of England, are searching their past and sometimes uncovering information about their founders or donors that demands reflection. How are we doing in the almshouse world? How are almshouses founders bearing up against today's values and views and why does it matter?

The fact that some historic forebearers earned money from the slave trade, and that money is now providing a home for those in need, may lead us to question how we celebrate the founder in such cases?

Do we sweep their past under the carpet and keep using the funds for good or do we expose it for what it was? And if so, to what ends? I have recently been challenged on this topic and like so many complex questions I am afraid I don't have an answer but over the coming months I would like to discuss with you, our members, if you have a view that you would like us to take as a movement.

know about your plans; we hope to map your projects into the national plan.

Thank you to everyone who supported our research questions recently. Giving your time so generously to research projects will no doubt help us to raise the profile of almshouses and ensure we focus our attentions in the right areas.

One area of intensive research that has been carried out is a review of our Welsh member charities (a big thank you to our Welsh almshouses charities - it was a big questionnaire!). It is clear that we have work to do to support charities with board appointments, succession planning and long term planning in general. A Governance checklist has been included in this Gazette and this can also be found on our website where there is a myriad of resources. If you have not yet registered, I really think you are missing out. Go to www.almshouses.org If you need help, please shout! The Almshouse Association was set up to help you - use us!

Nick Phillips, Chief Executive

Links with church to create affordable homes

The Almshouse Association hosted a webinar on the recently published 'Coming Home' report from the Archbishop of Canterbury's Housing Commission. The report made one of the most public and high-profile endorsements for the almshouse model in recent times. The webinar represented the Association's determination to see the report's recommendations put into action by bringing together representatives of the almshouse movement and the Church.

The discussion proved very useful in helping to outline what the future relationship between both sides might look like and to plan the next steps. It also highlighted the strong potential for deep engagement between almshouse charities and their local churches as well as noting some of the possible issues which may arise along the way. These include a lack of building and development knowledge within local parishes.

To overcome hurdles such as these, The Almshouse Association is seeking a single point of contact for almshouse charities and the Church who can help facilitate collaboration and the creation of more genuinely affordable housing.

The Association looks forward to further engagement between the Church and those now entrusted with enabling the report's recommendations. We believe we have a strong foundation to work from due to the historic bond between almshouses and churches across the country. Managed properly, this relationship can provide life-changing opportunities to tackle our modern housing crisis.

We would encourage members to reach out to their local parish if they are seeking to develop new dwellings to see if there are any opportunities to work collaboratively. As noted in the webinar we are also keen to learn of ways, both new and old, of churches and almshouses working together so that we might learn lessons and develop guidance on best practice. Please contact Jack Baldan via jackbaldan@almshouses.org if you have any experience in this area.

We would like to say thank you to all those who attended and participated in the event, with a special thank you to our guest speakers: Bishop Graham Tomlin, Rev Jeremy Fraser, Nick Pollock and Michael Siggs.



Research helps develop support for Welsh members

Over the past six months The Almshouse Association has been working with Landsker to gather a set of data for us to better understand the challenges for our



Welsh members and enable us to put a plan in place to better support their needs. Each charity took part in a 30-40 minute interview and we are delighted that we had a 100% participation rate. Our new CRM system now has fully up-to-date information on our Welsh members and we have a set of recommendations which has given us

a starting point for steps we can take to improve our offer. Our thanks to all the charities who took part, and whilst we will be sharing our longer term strategy in the coming months, we have some good news to share!

- We will be holding a two-day seminar in Wales for our Welsh member charities towards the end of the year when restrictions allow.
- We will be making some of our most requested policies and templates available in Welsh.
- We have started planning to establish regional networks to facilitate networking and support across Wales.

We've found some wonderful photos in our files from as far back as the 1960s, showing the diversity of almshouses across Wales and how they have developed over the years. We look forward to reporting our progress in the coming months and sharing more Welsh almshouse stories with you.

**left: Penmynydd Almshouses, Anglesey.
below: Willie Seager Memorial Homes, Cardiff.**



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The products/services and claims made in the Almshouses Gazette have not been evaluated by The Almshouse Association. Articles that recommend products/services are for information purposes only and are not endorsed by the Association. At the time of publication, the content of this newsletter is correct to the best knowledge of The Almshouse Association's officers. Information is provided for the general guidance of trustees and clerks, who should take their own professional advice where necessary.

Constant need to review policies and procedures

A Some view policies and procedures as inflexible and unchanging and, let's be honest, to most it's not the most exciting aspect of running an almshouse. It is easy to think that once they are created, they are in place for good. However, this can be a problematic view. The world changes and policies and procedures need to keep up! Policies and procedures are living documents that should grow and adapt with an almshouse charity and the outside world. Outdated policies can leave your charity at risk. Old policies may fail to comply with new laws and best practice and, sadly, the only time this becomes apparent is when something goes wrong. With all the pressing daily tasks that come with running and administering an almshouse, it's easy for policy review to fall through the cracks. Clerks

or trustees may know that it's important to review policies and procedures but other tasks take precedence. Policy review is best when it's done regularly and proactively. Almshouse charities should not wait until an incident occurs before reviewing.

The best way to proactively tackle policy and procedure review is to create a review timetable. Visit The Almshouse Association website for key policies and templates at: www.almshouses.org/model-policies-and-templates/

The best time to review

As a general rule, every policy should be reviewed every one to three years as part of a rolling review programme. However, there are certain times when it is a good idea to proactively review policies and procedures:

- **Organisational changes** - When your almshouse charity goes through large-scale changes, it's a good idea to review relevant policies. These kinds of changes won't affect every policy. For example, if you are planning a major building project you might wish to review your health and safety or reserves policy but not your data protection policy.
- **Changes to laws or regulations** - Laws and regulations change and by adopting the changes into your policies as soon as possible helps you start to adjust your charity to



the new regulations. The Almshouse Association website and email alerts will help to keep you up to date with any changes. Go to www.almshouses.org if you have not registered on our website.

- **An incident or policy violation** - An incident or policy violation can indicate the need for a change. After an incident, it's a good idea to do a debrief to make sure the policy had the intended effect. Examine the details of the incident to see if procedures were properly followed and look to see if there were any gaps in training or understanding of the policy. Not every incident will result in sweeping policy changes. Sometimes it's an isolated incident, calling for additional training, for example. But in some cases, especially if there are many incidents in the same area, the issue may be that the policy is outdated, confusing or requires increased training.

**Welcome to new members**

David Henry Waring Home in Bedfont, West London
A big welcome from us all!

If you would like an electronic jpeg of our logo to use on your website or in publications, please email:
AlmshouseSupport@almshouses.org

Is it time for your charity to have a health check?

Many things in life require a regular check-up. You go to the dentist every six months to ensure your teeth are healthy. Your car has its MoT every year to make sure it's still roadworthy. The electrical systems in your almshouses should be checked every five years to make sure they meet current safety standards. But how often do you check your charity's governance to make sure you're still on course to meet your charitable objectives?

Governance checklist

In this issue of the Gazette all almshouse charities have received a copy of our template governance checklist, which can also be downloaded from our website. The checklist is designed to highlight areas where your charity is working well and identify other areas where improvement might be needed. We would encourage all trustees to

work through this checklist at your next meeting and to develop a plan of action to address any weaknesses identified. The key starting point when it comes to governance is your charity's governing document. This document (or documents) provides vital information on the purposes of your charity, who your beneficiaries are, and some key administrative provisions for your charity (eg. how many trustees you should have and who they should be). If you need any help interpreting your governing document or are unable to find it, please do not hesitate to get in touch with us at admin@almshouses.org. Next, you should check that you have all the right paperwork. This paperwork includes having all the right documentation in place for residents, as well as general policies



that the charity and its trustees abide by. Don't forget to take a look at the model policies and templates on our website. These are a great starting point and can be amended to suit your charity's needs. Finally, look to the future. What plans does your charity have for the next 5-10 years? What do you need to have in place to achieve these plans? This could mean reviewing your investments to make sure you have enough money for vital repairs or refurbishments, having an audit of the skills and knowledge of your trustees to ensure you can tackle the variety of issues your charity faces, or updating your governing document to enable you to carry out your objectives as effectively as possible. As always, the Association is here to help so please do get in touch if your charity health check uncovers any governance issues or you would like any help with your future planning.

Is your alarm system still up-to-date?



Almshouses around the country do an excellent job of caring for those in need, especially when you consider the unique challenges they face, often occupying traditional or listed buildings. With technology progressing so rapidly, it is important to ensure your almshouse's personal alarm system is still sufficient in 2021. With the digital telephone switchover fast approaching, it has never been more important to think ahead. The current analogue phone networks rely on physical components like copper wires to carry voice signals between users. This system is known as PSTN, or Public Switch Telephone Network. When you make a call, switches in the network create a circuit between the caller and recipient. The worldwide network is now almost entirely digital and only the oldest sections still use analogue technology. This digital network, known as ISDN, has all but replaced PSTN but even these digital calls still depend upon the old PSTN circuits. To meet more complex demands, BT plans to retire both PSTN and ISDN by the end of 2025 and introduce a new technology called VoIP, or Voice over Internet Protocol. This allows users to make telephone calls via the internet and offers many benefits, including cheaper calls and faster connections, particularly over long distances.

If you are still using pull-cord alarms or other outdated systems, it is probably time to upgrade. Pendant alarms are a reliable, cost-effective solution to keep your residents safe. Users can choose to wear the pendant on a discreet wrist strap or a comfortable neck cord. Whenever they need assistance, they simply press the pendant button. A 24-hour monitoring team will respond within seconds and arrange whatever assistance is needed. The pendants are waterproof for use in the bath or shower and, crucially, they are built to last. A standard pendant has a 7-year battery life plus an impressive range of 100 metres from the alarm base unit. Other types of devices, such as fall detectors, smoke detectors and GPS-enabled alarms offer even greater reassurance. So if you have not updated your system in years, you probably need to act soon. With the digital telephone switchover scheduled for completion by 2025, it's likely the equipment in your almshouse uses an analogue connection and will be affected by the switchover. But do not worry, the good news is that updating your system is quicker and easier than ever.

Article supplied by Panel Consultant, Lifeline 24, contact (free phone) 0800 999 0400, email: keyaccounts@lifeline24.co.uk

Value of working with community foundations

UK Community Foundations (UKCF) was established 30 years ago and has a network of 46 accredited community foundations reaching across the whole of the UK. The majority of these are evenly scattered throughout England, along with a community foundation in Scotland, Wales and Northern Ireland. Each foundation was formed individually at different times and has its own structure, yet all are united in their local expertise and desire to bring together individuals and organisations to make a positive impact in their communities. As a membership organisation, UKCF

nity first at all times. It is these close connections which have allowed their national funding programmes to be so successful.



The implementation of the Tampon Tax Community Fund (awarded by the Department for Digital, Culture, Media & Sport in 2018) and the more recent Emergencies Partnership (in response to the coronavirus pandemic, where they partnered with the National Emergencies Trust to distribute £62million in the UK) are perfect examples of how quickly and effectively the network is able to reach charities and grassroots organisations. Collectively over the years, the network has distributed over £1billion to charities, community groups and individuals who have applied for funding. Grants are often delivered depending on the theme of support agreed by the donor and the level of support needed from the applicants. However, each community foundation always examines areas of deprivation in their region and the core support needed by local organisations, to determine how and where

best to provide funds. The relationship between community foundations, their funders and their beneficiaries, allows for more flexible funding and effective long-term planning; and philanthropic individuals and organisations are assured that they are giving back to the community and making a real, sustainable and impactful difference.

Interest from almshouses

As part of this communal service, community foundations often run workshops and webinars to involve local partners and unite different organisations in discussions on meeting local need. This is also the case for local beneficiary organisations. You can find information about these events on social media or the community foundations' individual websites. Whether working separately or with others in national funding programmes, community foundations are keen to work with organisations of all sizes, to understand key issues and provide services which improve local lives. They are looking forward to hearing from members of The Almshouse Association to explore how they might work together for the benefit of our local communities. More information and contact details: www.ukcommunityfoundations.org/our-network/vital-signs



A year of almshouse recognition and celebrations in 2021!



We have been overwhelmed with support for our 75th anniversary year and are so pleased to receive all your wonderful stories. Please continue to send them in. The more we receive, the more we can keep raising the profile of almshouses and your incredible achievements. These stories showcase the benefits of almshouse living and this will, in turn, support our fundraising efforts and work towards securing the future of almshouses.



At the centre of what we all do are the residents and it would be great if we could have stories from residents about what it means to them to live in an almshouse community, in relation to their network of neighbours, trustees or wardens and clerks.

We are also creating case studies about being a trustee, or a warden or clerk of an almshouse. These are going live on the public pages of our website and we are thankful to everyone who has participated so far. Your stories and case studies really highlight the importance and value of almshouses and the almshouse movement.

Here are a few snippets from our recent case studies. You can read them in full on our website.



"Living in an almshouse changed my life"

Colin, a retired soldier, rented a home in one of his local villages. He didn't drive and had to catch two buses a day to get to the nearest town, leaving him feeling very isolated. When interviewed for the new almshouse vacancy in Shepton Mallet, he emerged as the person that would benefit the most and it took no time for Colin to settle in. Colin's "library" came with him (he

has a great many books) and he relishes his easy access to the town. He can see his daughter more regularly now and watch the Somerset and England cricket teams of which he is an avid supporter. Physically, he probably lives just five miles from where he did but in reality he has moved a million miles. He told the trustees: "Coming to live in an almshouse has changed my life."

Colin (left) with treasurer Graham Cockill.

"It's the personal touch"

Hilary Livingstone has been a trustee of Eleanor Hirst Trust in West Yorkshire since 2016 and says that becoming a trustee has been an interesting and fulfilling role.

Hilary was aware of the historical significance of almshouses prior to joining the Trust and felt privileged to get involved in such a traditional housing model which is still relevant in the 21st century. She said: "It's the personal touch that I love about being a trustee of an almshouse charity. We know all our residents and take pleasure in being able to assist in whatever needs they may have."



"The sense of camaraderie is lovely"

Lynda Clarke-Jones is clerk to the trustees at Littleport Town Lands Charity near Cambridge. Littleport Town Lands Charity has 28 almshouse units on four sites located around the picturesque village of Littleport. Currently, there are 34 residents.

Lynda's role includes budget management, paying bills and ensuring contributions are paid on a regular basis. She manages the daily running of the office, as well as maintaining the waiting list for almshouse residents. Her hours are flexible and usually coincide with the daily delivery of post.

She said: "I really enjoy being part of this community and supporting the needs of our wonderful residents."

The Almshouse Association Members Day 2022 and the 75th anniversary of the Association



Vital role of website and social media

If you haven't done so already, please take a look at the 75th anniversary pages of our website. They are packed full of information and support for any events that you may be planning over the late summer months and into the autumn. You will find all our celebration flyers still on the website and these can be downloaded and printed out as required. Flyers range from risk assessment forms, photo-release forms, hints and tips on running a successful event, through to working with your local press. You can download them at your leisure as and when necessary. We are also using social media to promote our members' events. This is working well. If you are organising a party and would like us to promote it on Twitter, Facebook, Instagram and LinkedIn, please do let us know.

Like many big events this year, our plans for a joint Members Day 2021 and 75th Almshouse Association anniversary celebration have had to be postponed to next year when we plan to hold a big Members Day 2022 event in the Midlands. We feel next year the event can be enjoyed by more people in a more relaxed environment. The 75th anniversary year of The Almshouse Association will not go unmarked though and thanks to the generosity of one of our board members, we are able to hold a small garden party to recognise and mark 75 years of The Almshouse Association, and join our members 'in spirit' as we all celebrate the almshouse movement and raise the profile of almshouses locally. We are really looking forward to getting together properly next year for a Members Day in June. More on that as soon as we can!



Enthusiastic inaugural networking event



We had an outstanding number of members participating in the first members almshouse celebrations networking event in early May. Over 42 members joined us to share their party plans and there was an overwhelming sense of enthusiasm and excitement.

Thank you to all of you who joined us. We were so pleased that we were able to support you with regard to such a diverse array of parties and gatherings.

Photography competition heats up

As temperatures rise across the summer months, so has the interest in our newly launched photography competition.

The competition is split into six themes. Members and residents are choosing a theme that their photograph relates to and sending the photos to us via email to gerryharmon@almshouses.org

The winner and runner up will be chosen by a panel of several judges. The closing date for the competition is the 16 August 2021. The winner and



runner-up will be notified the week commencing 13 September 2021. The winner will receive a fabulous garden tool set and £50 Dobbies voucher and the runner-up, a pair of quality gardening gloves and a £20 Dobbies voucher. Both will also receive commemorative certificates and an Almshouse Association pin. So get clicking!! The themes of the photography competition are:

- Generations
- Tea and cake
- Almshouse pride
- Happiness
- Flora and fauna
- Through the garden gate

Please read the Terms & Conditions of the competition on our website.

Member charities' celebrations

The Perry Almshouses 170th anniversary

The residents and trustees of the Perry Almshouses in Winterbourne on the outskirts of Bristol are extremely excited to be celebrating the 170th anniversary of their beautiful, Grade II listed almshouses as well as the 75th anniversary of The Almshouse Association this year. Built and conveyed in 1851 by a local benefactress, Mary Anne Jones, the Perry Almshouses have housed those in need within the Ancient Parish of Winterbourne for 170 years. The almshouses were named by Mary out of respect for her grandfather - the local Squire, William Perry. A celebratory garden party is being held later this year when a tree will be planted to commemorate this very special occasion.

The Walpole Almshouses celebrate 150th anniversary

The Walpole Almshouses in Freethorpe, Norfolk, having been constructed in 1871, will be celebrating their 150th anniversary this year. The trustees and residents will be hoping to celebrate later in the summer. Congratulations to you all on your 150th anniversary!

POLICY AND GOVERNANCE INSIGHT

Blue text denotes a web link to the full article. Please visit The Almshouse Association website where the links can be found in our monthly Policy and Governance updates in 'Latest News'.

Housing

Homes England Showcase Almshouse Renovation

The Almshouse Association was pleased to see Homes England [show-casing](#) the renovation of a Grade II* listed almshouse at Sherburn House Charity in Durham, which was helped by a grant from the Government's Affordable Homes programme.

Housing Ombudsman publishes Business Plan 2021-22

The Housing Ombudsman has published its Business Plan 2021-22, which outlines the next steps to grow and improve its service that builds on changes introduced over the last year. The subscription fee for 2021-22 remains the same at £2.16 per unit.

Taxation and Finance

Submission of charity accounts

More than 13,000 charities missed the deadline to submit their financial documents in January, [according to the Charity Commission](#). This is more than double the number which missed the deadline last year, when around 6,000 were late filing. Charities with financial years ending on 31 March – a large chunk of the sector – needed to file their accounts and annual return with the Commission by 31 January. The regulator received accounts on time from 35,689 charities. It will be following up with the 13,093 charities that have not met the deadline. Members should reach out to The Almshouse Association if they are in need of support.

Budget 2021

The Chancellor made a number of announcements as part of this year's Budget. Most notable for almshouse charities will be the extension of the £20 uplift in Universal Credit payments which will last until September. Eligible Working Tax Credit claimants will also receive a one-off payment of £500.

National Minimum Wage

The National Minimum Wage and National Living Wage increased on April 1st, with the National Living Wage being extended to 23 and 24-year-olds for the first time. The NLW is now £8.91 an hour.

Charity Commission

Five-minute guides for charity trustees

The Charity Commission has published a series of five-minute guides with some basic guidance for trustees. Members may wish to refresh their understanding or distribute to new trustees:

- [charity purposes and rules](#)
- [making decisions at a charity](#)
- [managing charity finances](#)
- [managing conflicts of interest in a charity](#)
- [what to send to the Charity Commission and how to get help](#)

Investment guidance for trustees

The Charity Commission [published](#) a consultation (closed May 20) on the clarity of draft revised guidance about adopting a responsible (or "ethical") approach to investing charity funds.

Adult Social Care

Coronavirus (COVID-19) testing for adult social care settings

DHSC published guidance that outlines the COVID-19 testing available for testing staff, residents and visitors for all adult social care settings. The following are testing guidance for a range of specific adult social care settings:

- [testing for adult care homes](#)
- [testing for extra care and supported living settings](#)
- [testing for homecare staff](#)
- [testing for personal assistants](#)
- [testing for day care centres](#)
- [rapid lateral flow testing of visitors in adult social care settings](#)

Energy and Environment

Energy price cap increased in April

Ofgem announced that, from 1st April 2021, the price cap will return to pre-pandemic levels, principally as a result of changes in wholesale energy prices. Ofgem also notes that support is available for those struggling to pay their energy bills, especially those in vulnerable circumstances.

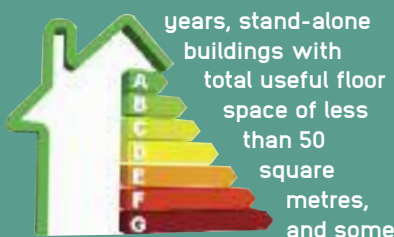
Coronavirus

Coronavirus guidance for the charity sector

The Charity Commission has [updated](#) its guidance for the charity sector in relation to COVID-19. Specifically, changes have been made to the section 'AGMs and other meetings': postponing or cancelling meetings'.

Energy Performance Certificates (EPCs) now needed for most almshouse properties

This is a reminder to members that almost all domestic rented properties in England and Wales are now required to obtain an Energy Performance Certificate (EPC) and to meet the minimum energy efficiency standard of 'E'. Properties that are not required to obtain an EPC include listed buildings, temporary buildings that will be used for less than two



buildings that are due to be demolished. Although the legislation does not explicitly include or exclude almshouses, the advice we have received from the Ministry of Housing, Communities and Local Government is that almshouse charities should be getting EPCs for all of their dwellings and meeting the minimum standard where possible.

Registering an exemption

An EPC is valid for 10 years and will include a list of recommended measures to improve the energy efficiency of the property. Where a charity is legally required to have an EPC but does not meet the minimum energy efficiency standard, the trustees should ensure that remedial action is taken as soon as possible. It should be noted, however, that there is a cost cap of £3,500 and charities do not need to spend any more than this to bring their properties up to the minimum standard.

If, after spending £3,500 on energy efficiency measures, the property still does not meet the minimum standard, the charity should register an exemption on the PRS Exemption Register. For more detailed guidance, visit www.gov.uk/buy-sell-your-home/energy-performance-certificates

Residents benefit in move to purpose-built bungalows

Thomas Parsons' Charity were pleased to have been granted planning permission to build nine purpose-built bungalows for residents on land the charity owns on Deacons Lane in Ely, Cambridgeshire. The bungalows, to be named 'Chorister Court', are due to be completed by autumn 2021 and will replace almshouses at Thomas Parsons' Square. The new

ing points. The decision to relocate residents was made following a long-term review by the Governors of the charity and after taking advice from The Almshouse Association. The scheme will provide six one bedroom and three two bedroom single storey units with gardens. The new location is adjacent to the charity's



properties will help residents to remain in their homes for longer.

The original almshouses were built in 1884 and comprised of 30 homes. In 1961 the charity started modernising and enlarging the accommodation by amalgamating two or more units into one but their Grade II listed status meant they could not be adapted any further. The new bungalows have been designed to ensure residents can live in their homes for longer, with step-free access, convenient internal layouts and high levels of insulation. They will also have digital and satellite television, broadband connection and storage for electric-powered chairs and buggies, with charg-

other almshouses at Bamford House and Deacons Lane Bungalows and will mean all the charity's residents are in one location, with 25 homes in total. This will benefit residents who will be in a close-knit community. Thomas Parsons' Square is being retained by the charity with a decision on its future to be made in due course. David Brand, Chairman of the charity, which was founded in 1497, said: "The residents' needs are of paramount concern to the governors and we look forward to welcoming them to their new almshouses. We intend to make the move as easy as possible for residents with removal costs paid by

Electrical safety standards tests are now needed for existing almshouse residents

The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 require landlords to obtain an Electrical Installation



Condition Report (EICR) for each dwelling. From 1 July 2020 this only applied to new specified tenancies (including licenses to occupy) but, from 1 April 2021, these regulations also apply to all existing specified tenancies.

These regulations do not apply to Registered Social Landlords however. It is vital that all almshouse charities

that are not registered with the Regulator for Social Housing have an EICR for all of their dwellings. The report is valid for a maximum five years. A copy of the report should be provided to the resident of the property and sent to the local authority on request. If the report shows that further investigation or remedial action is required, this should be completed within 28 days of the test being carried out. Electrical installations should be inspected and tested by a competent person, such as a contractor who is registered with the Electrical Contractors Association (www.eca.co.uk), or the Contractors Association of Scotland (www.select.org.uk) or the National Inspection Council for Electrical Installation Contracting (www.niceic.com).

the charity; all new white goods to be fitted and supplied; and regular communication with every resident on progress with the construction of the new properties."

New ambassadors

We introduced two new Almshouse Ambassadors in our spring Gazette and we are delighted and excited to be able to introduce three more.

Justin Welby, The Archbishop of Canterbury, is keen to encourage

the ex-officio trustees to share and celebrate their commitment to the charities they are supporting. His housing report, 'Coming Home', published in February 2021, includes the importance of almshouses and we have already started talks with church representatives regarding church land and almshouse charities that are keen to connect.



Kevin Crossley-Holland is a renowned poet, translator from Anglo-Saxon and author for children. He is the recipient of many literary awards, including the Carnegie Medal. His twelfth collection of poems 'Gravity for Beginners', was published in spring 2021. He has kindly agreed to write a celebratory poem for our 75th Anniversary.



Peter Wyman has linked us up with the UK Community Foundation and their network of 46 regional teams, opening up opportunities across the UK for our members, and will be working with us to support our members in Somerset. He said: "I am passionate about helping those in need and recognise the vital role almshouses play in providing housing and support for so many people".



A greener future

Holding the trusteeships of an almshouse is a great responsibility. We must preserve the history and the legacy of the property, whilst providing safe, comfortable homes for future generations. But we're working in an ever-changing state of play. Carbon emission and energy efficiency targets are looming and we need to be ready for what's to come. As the government works towards plans for carbon neutrality by 2050, we must act now to protect our homes so they can continue to serve their purpose. Formed in 2008 by combining seven charities into one, Nottingham Community Almshouse Charity (NCAC) has expanded to a portfolio of 29 almshouses, offering 143 properties. We have also held management arrangements with a number of independent almshouse trusts. We sit under the trusteeship of Nottingham Community Housing Association (NCHA), a nearly 50-year-old housing association working across the East Midlands. We're fortunate to have access to their Development and Property Services teams. And yet, despite all the resources and knowledge at our disposal, nothing is ever simple when it comes to making environmental improvements to almshouses. We love almshouses; they are the precursor of social housing and offer low rent in often beautiful, quirky buildings. We have a passion for preserving this legacy but also have a responsibility to provide homes people want to live in.

Energy efficient homes

It is a fine line to tread, between creating fit, modern energy efficient homes for our residents and complying with planning restrictions and conservation orders. We faced such a challenge during our award winning renovations of William Woodsend Memorial Homes in Nottingham, built in 1912. When we took on the trusteeship in 2008 the almshouses were in an advance state of disrepair and four of the six apartments were uninhabitable. We had to renovate the homes sympathetically, bringing the interiors up to modern day standards whilst preserving the historic exterior. The windows were not fit for purpose but they could not be changed. An agreement was struck with the planning

Preserving the legacy of the past, providing homes for the future

By Gemma De Brito, Nottingham Community Almshouse Charity

team at Nottingham City Council that we could install secondary glazing to the existing Crittall windows, as long as the panels could not be seen from the outside. We further improved the heat retention of the flats by installing A-rated gas



heating and insulated plasterboard to all the internal walls with additional insulation in the loft space. The original front door was replaced with a modern replica, crafted from oak, but with modern hinges for ease of opening. The sympathetic renovations received a Patron's Award in 2016. Here's some advice from what we've learnt about renovations over the years:

- Create an Environment Standard: Understand your unique environmental impact. Consider what you are trying to achieve.
- Review your Energy Performance Certificates (EPC): It will include recommendations for energy efficient improvements.
- Work closely with your local authority's planning and conservation departments: Most almshouses are bespoke, so the refurbishment process will be unique. Explain what it is you are trying to achieve. Work together to make your plans a reality.
- Explore your funding options: Up-to-date information is available on the gov.uk website, or contact your communal energy provider for their advice. The Energy Saving Trust support organisations to reduce their carbon footprint and signpost to funding options.
- Add a generous contingency to your budget: When dealing with older properties, you never know what other issues are going to rear their ugly head!
- Get a thorough survey done of the whole building before you start any works.
- Use contractors that understand heritage sites and can evidence

past work: Historic England have a list of approved suppliers and specialists on their website.

- And finally ... don't panic! It may seem like a daunting task but modernising and improving the energy efficiency of our almshouses can be achieved.

We're happy to offer support and advice to help you on your 'green journey'. Email us at almshouses@ncha.org.uk and we'll arrange a time for an informal chat.



Relational care ...



by Jenny Kartupelis

As discussed in my previous article (*Gazette*, issue 262, spring 2021), one of the benefits of relational care is that it creates

resilience in older people by restoring to them their autonomy and personhood, a sense of control and of being a contributor to life rather than a recipient of care. These ideas of autonomy and agency are often closely associated with the concept of 'independence'. However, relational care is actually built on the foundation of 'interdependence': an essential state for most human beings. There is a tendency to see independence as a good in itself, leading to the assumption that, for an older person, staying in their 'family house' is the most desirable arrangement and that all others fall short. This is not necessarily the best choice. It can be if there is a loving family at

Almshouse living for couple with village connections

A Cambridgeshire Town Charity is celebrating the completion of three new almshouses and opening the doors to their first occupants. Girton Town Charity has increased its housing provision to help local residents by funding the construction of three cottages at Suffolk Terrace, each available for a three-year appointment to those with a close connection to Girton. Among the successful applicants were Florence and Callum who work at Addenbrooke's Hospital. Florence said: "We saw the advertisement for the almshouses and knew straight away that we should apply as it would be a great opportunity to be able to live in the village independently, whilst also saving up for a deposit for a house which is our end goal. Being able to live near my parents and within easy reach of work also appealed to us both. "My family home has been in Girton since I was seven years old. Callum and I both relocated back to Cambridge

from London to save for a house deposit and have been living with my parents in the village for the last year. After we completed the application form, we were invited for an interview by Girton Town Charity and were really excited to hear we had



Florence and Callum (left) receive the keys to their new home from Ann Bonnett, Chair of Girton Town Charity.

been successful. It has given us so much to look forward to, knowing that we can stay in Girton for the next three years and start planning for our future. "As Cambridgeshire is such an expensive area for property, this opportunity gives us just the boost we need."

Ann Bonnett, Chair of Girton Town Charity, added: "As an almshouse charity, we are delighted that Suffolk Terrace is now completed and to welcome our new residents, including Florence and Callum, who can really benefit from having the time to save

for their own home, whilst living near to family.

"I would particularly like to thank our contractors for the project, Godfrey & Hicks, who have worked on the cottages during the most challenging of years and have delivered a high standard of work against the odds." Located on the former site of the village's

Women's Institute, the cottages are called Parsley, Pond and Searle after the original trustees of the WI hall. The name of the terrace also reflects a special piece of Girton history. The original First World War building housing the 11th Suffolk Battalion was bought at a Ministry of Munitions sale by the WI and relocated from Cherry Hinton to Girton by horse and cart in 1920.

... independence and the almshouse environment

hand, or a partner with the capacity to take on household tasks, supported by frequent visits from a small, consistent group of carers. Unfortunately, the more likely scenario is a struggling and increasingly exhausted partner, or a lonely existence in a home which may be too large, too cold, lacking maintenance and eventually becoming a prison, where isolation is alleviated only by rushed visits from carers who are doing their best in the face of too little time.

Sheltered housing

The problem is that the alternatives may seem worse. The shadow of the workhouse still lingers over the idea of being 'put in a home', and while there are many wonderful, happy residential homes, it is of course those institutions that have signally failed or exploited their residents, or been abruptly closed, that have hit the headlines. When an older person is lonely and needs some extra regular help but does not require all the facilities of a residential home, sheltered housing is a good

possibility - and I'm sure that readers will at this point be saying with some vehemence: 'almshouses are the answer'. And this is so true, because almshouses are in an excellent position to meet the critical factors in creating an environment of 'relational care'. Let's take a brief look at the nature of that environment. For many of the people - older residents and carers - whom I interviewed in my studies, it equated to feeling they were at home and could build family-type relationships. Not all families are great all the time, of course but they do generally offer opportunities for companionship, acceptance, contribution and support when things go wrong. Homes are not beautiful, tidy hotels with perfect décor, they are places where you can move the chairs around for a cosy chat, make a cup of tea when you feel like it and be surrounded by things which mean something to you. They should be safe, secure places from which you

can reach out with more confidence. As people grow older, an essential part of that security is the knowledge that if one is ill or struggling with cooking and cleaning, then help is at hand in the form of regular, reliable carers with whom trust can be built. So almshouses, which lend themselves to being re-created as individual homes by their residents but also offer community, company and the possibility of buying-in care or getting it via the local authority, can be ideal. The critical points for trustees to bear in mind are that some people will need more privacy while others relish company; that every resident should be discretely helped to achieve the right balance between the degree of life control which they prefer and the sense of security that gives them freedom to enjoy life; and that the community and activities of the almshouses are designed to enable a network of relationships to flourish.

Old School building to become town centre flats

The trustees of Barnstaple Almshouses are delighted to have successfully purchased the Old School House in Derby Road, Barnstaple. The charity bought the property with the support of an interest-free loan from The Almshouse Association and is planning to refurbish the building to create two new almshouse flats.

The change of use falls in line with government priorities to utilise town centres for residential accommodation and will continue the provision of accommodation for those in need in Barnstaple.

In line with their Grade II* listing, the refurbishment will restore many of the original features such as the fine moulded segmental-headed stone fireplace with plaster decoration above and the initials AH, Tudor Rose and Prince of Wales' feathers. This acquisition brings the great history between the almshouses and the Old School House full circle. Historic documents show the four original almshouses were initially funded by the Mayor of Barnstaple Thomas Horwood, and his wife, Elizabeth; Gilbert Paige, also a Mayor of Barnstaple; and businessman

Thomas Harris, at the time of a severe plague. At that time the Horwoods were a notable family in Barnstaple. Thomas began the almshouses for the poor of the town in 1657 but died in 1658 leaving them to his wife, Alice who built four further almshouses together with a school next door for the children of



the almshouses. The school was completed in 1659. Although they were next door to each other, the street which housed the school was called Church Row with the almshouses being on Paternoster Street, both now known as Church Lane, in the centre of Barnstaple. Elwyn Wilkey, proprietor of the Old School Coffee House, said: "We moved

into the Old School House in 1978 and have enjoyed our time here but I am now looking forward to my retirement. I am really happy that the almshouse charity has bought the Old School House. If they hadn't stepped in during this time of Covid the build-



ings may have become derelict". Barnstaple Almshouses is one of the oldest charities in the town and also owns the Grade I listed Penrose Almshouses in Litchdon Street. Chairman, Mike Ford said: "This is an exciting moment for the charity. It provides us with the opportunity to continue the remarkable history of the buildings whilst progressing the charity's aim of providing long term housing for our local community."

Meeting the challenge of modernising bungalow homes

Trustee, Mithra Tonking talks about the challenges of updating the bungalows at Abbots Bromley Hospital, Staffordshire. The trustees knew there were problems with our two bungalow almshouses. The residents knew they had problems. We faced endless repairs to the strange hot water heating system, extractor fans, cramped kitchens and damp patches and leaks. Residents wrestled with high heating bills (ancient storage radiators and little insulation), difficult wheelchair access, a dark sitting-room and a corridor bedroom en route to the bathroom. Something had to be done. We started cautiously, as economically as possible. With our architects we surveyed the existing situation and explored options. We could do a straightforward refurbish (build costed by the quantity surveyor as £68,000); build a wider front porch without changing any internal walls to achieve a different but still cramped layout (£79,000); or we could extend the front porches, providing an external covered area and entirely reconfigure the properties inside (using new steel

beams) to achieve a light living-room with quality kitchen area and a separate double bedroom (£95,000). On top of those figures are added professional fees and VAT. We hesitated. We did have the bonus of having remodeled our original historic almshouse building in 2013 with the considerable help and support of The Almshouse Association, the Almshouse Consortium Ltd., Saffer Cooper and Homes England. Taking a deep breath we approached Saffer Cooper again for guidance. With a fairly solid CMF fund behind us as a start, we then applied for a grant from Homes England through the Almshouse Consortium, and requested a second ten year interest free loan from The Almshouse Association. The figures started to work. Further time spent applying to the few charities that can help almshouses also bore fruit (thank you Baron Davenport, the Donald and Patricia



Before (above) and after (opposite) shows the transformation. New Kitchens (top).

14 week project. Our contractors struggled with social distancing, supply issues, long lead times and a two week incident of Covid isolation.

Serving society and the almshouse community

by Chris Morton, Chairman, The Louisa Lilley Almshouses

'Giving Something Back' to society was something that really came to fore in my life a few years ago when I was considering retirement from being a commercial accountant. I felt that The Lilley Homes Almshouses was something I could contribute to and, as they say, 'bring something to the table'. The trust is over 90 years old and Miss Louisa Lilley, who died in 1930, was part of a shoe manufacturing family in the local town who bequeathed an amount in her estate to establish the trust.

Planned maintenance

The trust looks after 20 bungalows in Irthlingborough and Wellingborough, mainly one-bedroom but built around large gardens. The residents range from 60 to 93 and up until last year we had not had a vacancy for four years. Then, all of a sudden, we had three all at the same time! All contractors are as local as possible, as are all residents who have to have a connection to the local area. The trust has nine trustees and each one brings something different to the management. We have a paid part-time secretary who is the main

connection between residents and trustees. After attending a few of the trustee meetings, I felt I could contribute and was encouraged to and proposed a planned, preventative maintenance

ago, as he was in his 90s and had been in the role for 40 years. I was honoured to accept and decided that this would fill in the 'work' gap when I retired. The Louisa Lilley Trust has a history that



(PPM) programme that benefited both the residents and the trust, as we could see where major expense was coming from. The book keeping was very good but the financial tools also needed to become very important to the trust as well. To speed up the decision making processes the trustees needed to communicate outside the normal meetings and become more 'inclusive'. The chairman of trustees asked me if I would take over as chairman two years

needs to be protected and enhanced, so as we look forward I believe the trust needs to make sure all our properties are kept in a condition suitable for the 21st century but keeping the vision that Louisa Lilley portrays in her will, which is still our 'bible'. We have a Duty of Care to all our residents and we make sure they are as safe as possible with the use of a call care system; our paid secretary visits all residents on a fortnightly basis. We encourage a community spirit and intend to hold an Open Gardens event for a local charity this summer. We will arrange a tea party for all residents on the same day and combine this with The Almshouse Association's 75th Anniversary celebrations.

Carbon footprint

We are also looking at our carbon footprint along with sustainability in everything we do and one of the things we are seeking to carry out is to install solar panels on all our properties. This would benefit our residents as well as the trust but will it spoil the look of the bungalows? It would be interesting to hear from any other trust that has considered this and whether they implemented such a scheme or rejected the idea. We are waiting to have all the roof insulation improved once COVID-19 restrictions have been lifted and have supplied natural water butts in both our complexes to reduce reliability on tap water for our gardens. The trust is also looking at building new housing in our current grounds to increase the number of almshouses. These will be replicas of the ones we already have but designed specifically, for older people in the 21st century.



The weather worsened. A return before Christmas was not an option



(the residents again were supportive) and eventually they returned home at the beginning of February. We had a considerable external snagging list but at least they were warm and dry. Such projects are undoubt-

edly stressful and can seem horribly daunting, especially for a small almshouse, but there is so much help available.

We now feel our buildings, ancient and modern, are sound for the future. Internal refurbishment and modernisation can always take place but the spaces are the very best they can be in the footprint.

A regret? That we weren't able to effectively share progress with the two residents who moved a

considerable distance away. We had discussed the plans in advance and made individual adjustments at the suggestion of residents but photos of building sites or work in progress are rarely encouraging so it was hard for them to envisage the end result.

They do agree that they are now warm, the rooms are lighter, the building more accessible, the kitchens are as they need (and safe!) and the separate bedrooms are perfect. Job done.



Retiring gift for trustee Rector

Rev. Canon Tim Harper retired from St Mary's Church, Amersham in April after 24 years service. As Rector of St Mary's he has been an ex-officio trustee of Amersham United Charities which has two groups of almshouses, Miss Day's and Drake's, in the Old Town of Amersham.

Tim was thanked for his long and faithful service, including many years as chairman of the charity, with a suitable fitting gift to savour and enjoy.

The photo shows Tim receiving his gift from some of the trustees at Sunday Communion.

Harriet Lemon, Clerk, Amersham United Charities

Mental health and well-being in the charity sector

Charities are adept at doing more with less and squeezing value from every interaction and every hour of the day. In addition, some frontline charity work is by nature difficult, upsetting and mentally draining.

The upshot is that the third sector has long been aware of the mental health and well-being challenges faced by trustees, staff and volunteers.

That much was evident in our 2019 Charity Risk Barometer, which placed staff burnout as a top five medium term threat to the sector.

Fast forward to the 2020 Barometer and, after six months of COVID-19, burnout was a more urgent concern, considered the second most serious challenge to charities over the coming 12 months.

Nationwide study

For our latest mental health and well-being study of 450 charities, conducted over a two-week period, we wanted to gauge the mental health of the sector after a year or so of lockdowns and remote working.

The charity sector is large and diverse, and organisations' experience of the pandemic differed dramatically. While some charities had to pretty much shut up shop for large parts of lockdown, others faced a perfect storm of increased demand and dwindling resources. Meanwhile, everyone had to get used to new ways of working. Unsurprisingly, over half of respondents (56%) said Covid had exacerbated mental health issues in the sector.

The big picture

66% of charities are concerned about staff burnout; 44% report an increase in colleague mental health concerns since January; and 44% of respondents say they might leave the sector because of burnout.



article supplied by Ecclesiastical Insurance

Isolated and anxious

Like other organisations, charities were forced to abandon face-to-face service provision in March 2020, along with the camaraderie and support offered by office life.

Many moved service provision and core operations online, while others didn't have that option. This disruption continues to affect the sector in different ways and has inevitably led to an increase in stress and anxiety for many employees.

As we slowly emerge from lockdown, the sector now faces funding shortfalls, the implementation of long-term remote or 'hybrid' working models, and the continued adoption of new methods of service provision.

Covid's effects on mental health

Where organisations have seen an increase in mental health issues since January, these have been: anxiety (71%); stress (70%); depression (66%); suicidal feelings (27%); self-harm (25%).

Digging deeper, employees' biggest concerns include:

Challenges at home, child care, home schooling (33%); health concerns for family or friends (30%); concerns about COVID-19, ie. variants, vaccination (30%); fatigue of home working (30%); feeling isolated (30%).

The impact

Worsening mental health represents a clear and present danger. As mentioned previously, 44% of respondents are considering leaving the sector altogether. Unsurprisingly, 37% of charities are worried that burnout will lead to staff shortages, while other concerns include recruitment issues (38%), being unable to provide services (36%) and a charity's liability as an employer (28%). This situation could be exacerbated by any proposed return to the office. Well over half (60%) of staff are nervous about going back to the office when it reopens.

Concerns around returning to physical premises include:

Catching COVID-19 (57%); service users not wearing masks (35%); colleagues not socially distancing (34%); concerns about extra workload caused by COVID-19 (34%).

What charities can do

Amidst this disruption, communication between trustees, managers and staff is more important than ever. Charities should train managers to identify mental health issues, and timetable regular check-ins with remote staff to gauge stress levels and offer support. Charities also need to put policies in place around working hours and encourage home workers to disconnect from work devices regularly.

Anil Champaneri, senior HR consultant at HR and H&S consultancy Alcumus, says that burnout can become more likely when working from home becomes living at work.

Almshouse Association CEO Comment:

We have all been effected by the pandemic and whilst mental health issues did not just start happening because of COVID-19, it has definitely brought the topic to the fore and into many of our lives. Whilst the article does not delve into the figures before the pandemic, it is an informative read.

The full article can be found at www.almshouses.org/news/mental-health-and-wellbeing-in-the-charity-sector/

Defibrillator training for Stockport trust

The trustees of The Arthur Norfolk Battersby Trust decided to purchase a defibrillator, together with appropriate training, in case it would ever be needed by residents.

Battersby Court comprises 18 bungalows and was built in the early 1970s following the generous legacy of the late Arthur Norfolk Battersby, a hatter from Stockport. The pandemic prohibited proceeding with the training but once things eased a little, we were able to hire a room and complete the necessary instruction. Given that it would be useful to have as many people as possible capable of using the apparatus, the trustees asked for volunteers from the residents. Three ladies were very keen to help and joined our warden, Julie Root for the training programme.

The photo shows Julie Root (seated right) with residents Val Grierson, Janet Dancy and Margaret Yates proudly holding their qualification certificates. Naturally, we hope that they will never need to put their skills into practice.

Neville Young, Chairman, Arthur Norfolk Battersby Trust



Lifetime award for long-serving trustee



King Edward VI & The Reverend Joseph Prime Almshouse Charity were thrilled to tell us that one of their long-serving trustees Daphne Cornell, who stepped down in 2020, accepted the role of 'Honorary Life Trustee' for her service and commitment to the King Edward VI Almshouses in Saffron Walden, Essex.

Daphne is a former Town Mayor and still serves on several local charities. She is pictured with trustee, Malcolm Domb (left) who presented her with a picture of herself in front of the Almshouse Chapel.

The picture was drawn by resident and local artist Sarah Turpin, who is well known locally for her work.

Joy Amis 1927-2021

It is with sadness that the Great Shelford Parochial Charities, Cambridge reported the death of Joy Amis in January.

A trustee of the Parochial Charities for over 40 years, Joy served as treasurer and, together with husband Peter, was hugely influential in the development of charity's 32 homes in More's Meadow. In the early days she used to walk around the almshouses collecting WMC and looking after residents' needs.

An active participant in village life, Joy served on the Parish Council as well as the Memorial Hall and Bowls Club committees.

The Almshouse Association sends its sincere condolences to Joy's family and friends.



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Fabulous response to our Captain Tom appeal

We are delighted to have been able to take part in the Captain Tom Challenge and for the wonderful photographs sent in by our almshouse trustees, staff and residents. We now have a wealth of material to help raise awareness about the almshouse movement and the work in homes across the country. A selection of your photographs can be seen below. Thank you!



left and above: Walton Charity, Walton-on-Thames.



above: Earl of Southampton Trust. below: Skinners' Almshouses, London, trustees with Samantha Lewis (EM) and residents Leome Martin and Reenie Shafe.

right: St Mary's Almshouses Horsham. below: Kathleen Gibbs, St Mary's Hospital, Chichester.



left: Adam Cottam's Almshouses, Whalley, Lancashire. below, centre: St Mary Magdalen, Wiltshire.



above: Langley Marsh Almshouses, Slough. left: Percy Bilton Court, Skinners' Almshouse Charity, London. below: Davenport Homes, West Midlands, trustees and staff.



above, right: Residents Vera and Barbara at Eventide Homes, Bournemouth. below: Thomas Christie Almshouses, Bedfordshire.



2021 training and events

Training: Due to coronavirus restrictions, there will not be any in-person training events taking place this year. In their place, The Almshouse Association will be running regular webinars on a variety of topics. Topics and registration details will be posted in advance on our website at www.almshouses.org/events/

A library of online training courses and previous webinar recordings can also be found on our website at www.almshouses.org/training-seminars/

Events: 75th Anniversary - Members Day postponed until June 2022.
AGM - Annual General Meeting - 29 September 2021 - online by Zoom.
For the latest information on both events, please see The Almshouse Association website at www.almshouses.org