

Welch Alms House Trust - registered Charity 201600

Annual Report to Parish Meeting May 2022

The Trust first housed residents in 1916 and continues to provide 2 one-bed houses. The Almshouses are Listed buildings. The original criteria to be housed was to house elderly retired agricultural workers from the Parish, but over the years the criteria have been modified and relaxed, and we look to house those

- In housing need
- With a connection to Lamyatt or the surrounding area
- Who are Elderly or
- With a connection to agriculture or local employment, now or in the past

Trustees look to find the best fit when a vacancy occurs, bearing in mind that the accommodation charges levied also help to keep the properties up to date. If only 2 or 3 of these 4 criteria are satisfied the Trustees have to be certain that they offer the accommodation to the best candidate.

The existing residents have lived in No 1 & No 2 Welch Cottages for over 12 years and 2 years respectively. Usually, when there is a gap between residents, leaving and coming into residence, then major works will be carried out in order to maintain the properties.

This past year, the 5 Trustees (Freda Gibbons – chairperson; Paul Chadwick – Secretary; Jonathan Orrell – Treasurer; David Ash; David Colman) have:

- (1) Discussed and adopted a range of policies for the Charity based on the national Almshouse Association templates.
- (2) Commissioned, and received, a quinquennial (5-yearly) property survey to identify a set of works required over the next period of time to ensure the properties are kept in good repair.

The finances are in good order with sufficient funds to carry out the programme of works now identified.

The most noticeable change to the external appearance of the Almshouses this past year will have been the removal of the large evergreen tree at the front of the property. This was removed in order to avoid any potential consequences from the roots affecting the building..

Paul Chadwick (Trust Secretary)

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