Trustees to the Newcombe and Spier Almshouse Charity
Charity No 217336

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Report of the trustees of the Newcombe and Spier Almshouse Charity. 2023-24

For those who are not aware, the local almshouses are a terrace of six small houses in Dunchurch between the Dun Cow and the Church, opposite the Scott statue and Mops. The charity was founded in 1690 and has run continuously since then. It is for the benefit of Dunchurch and Thurlaston residents and Thurlaston Parish Council nominates one trustee.

As with all old buildings last rebuilt in Victorian times there is a constant requirement to repair and refurbish.

Following the completion of the new roof over the kitchen/bathroom areas in 2022, it was discovered that the ceiling insulation in No's 4, 5 and 6 was inadequate. This was rectified last year and was a major building expense.

Also following the completion of the new roof, we have now fitted internal wall insulation to the external walls of the bathrooms. Reports back from the residents indicate that there is a definite improvement in warmth.

Routine maintenance continued with the kitchens of No's 2, 3 and 5 being redecorated. Also the front room of No 2 was redecorated and the bathroom floor was resurfaced.

Heating of the Almshouses is by electric storage heaters. One of these was replaced by a more modern, more controllable equivalent and this year we are doing a survey of all the heaters to establish if improvements can be made throughout.

The six Almshouses have been fully occupied throughout the year with no indication that any of the residents intend to move out of their accommodation.

The Charity funds remain in good order and enable the trustees to maintain comfortable albeit limited accommodation for the residents.

Walter Harvey 25th March 2024

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