

East Carlton Annual Parish Meeting
7th May 2026

Report from Chairman of East Carlton Almshouses Charity

Background

East Carlton has five one bedroom Almshouses in one building, located opposite the Park entrance. The stone building is grade 2 listed, due to its proximity to the Church and due to its architectural features. The original Charity was founded by Sir Jeffrey Palmer in 1668. The Almshouses were then in a different location and were moved to the current position during the redevelopment of East Carlton Hall in the 1890's.

Trustees

The current Trustees are Gary Chambers (Chairman and Parish Council appointed Trustee), John Hanlon and Martin Timms (nominated Trustees).

The Trustees are responsible for the upkeep of the building, the running of the Charity and the allocation of the Almshouses to suitable residents when vacancies arise.

Almshouse people

2025 saw two new residents move into the Almshouses, following the advertisement of the vacancies in the area of benefit which is East Carlton, Wilbarston, Ashley and Middleton/Cottingham.

To qualify for an Almshouse within the village, a person should be over 50 years old, of good character, have lived in the area of benefit for at least two years prior to any application and be in a position where by poor health or financial hardship they are unable to find other suitable local accommodation. If the Trustees are unable to find a suitable resident who fulfills all the criteria then they must use their discretion to find an applicant that part satisfies the criteria which were specified in the original Trust Deed.

The other three residents are unchanged from the previous year.

Property issues

There were major property expenses in 2025 mainly due to the refurbishment required in one of the vacant properties.

Grass cutting is now all undertaken by the Charity, the cost of which is passed onto the residents via the WMC.

A grant was obtained to replace two storage heaters in each property as well as improving draft proofing and insulation where necessary.

Budget and resident contributions

Residents do not pay a rent but instead all Almshouses require residents to pay a weekly maintenance contribution (WMC). The level is set by the Trustees based on a budget for the annual cost of running the properties and maintaining the quality of the accommodation.

A budget of £12,040 was approved for 2025/26 at the annual meeting of Trustees, based on known costs. This equated to a WMC of £2408 per property per year. This has been maintained for the three longer term residents for 2026/27 but has been increased for the new residents due to the increased costs associated with their properties. The budget will be reviewed in December 2026 for the following year.

Gary Chambers

Chairman