

Sheltered Housing For Elderly Residents Of Finchley





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The Finchley Charities were established in 1488 and further details of how they came to be formed and other significant historical events are covered in the History section of this booklet.

The Charities now administer almshouses at two sites in the ancient borough of Finchley. The sites are at Wilmot Close and Homefield Gardens. In addition to the above, the Charities also administer Pewterers Court which they took over from the Worshipful Company of Pewterers in 1991. These flats are not subject to the terms and conditions of the Charity Commissioner's Scheme of 2011. Residents in these flats are assured tenants.



Original indenture signed 20 march 1489

Details of our locations are shown on the back page of this booklet.

The composition of accommodation is shown on our website for each almshouse site. Eligibility for residence is shown on the appropriate page. If you are interested and can fulfil the eligibility requirements, you can download an application form from our website.

The current Trustees and Officers can be found on the People section of this booklet.

History

In 1988 The Charities commissioned a publication 'The Finchley Charities 1488-1988' by Fred Davis, a Trustee at the time and a local historian, which set out a detailed account of the history of the Charities. From his research we discover a number of interesting facts and events.

A wealthy farmer, Robert Warren, bequeathed his 'first gift' of 11 acres of land in the Parish of Finchley, on 23rd March 1488. This was to provide funds for the church, repair and improve the highways and to make charitable gifts to the poor. Nine men of the parish (trustees) were assigned to administer the charity. Warren's second gift, on 12th March 1489 consisted of a shop, house and large garden with two small tenements adjoining. The two gifts were confirmed in an indenture sealed by the Trustees on 20th March 1489. This brought into being The Finchley Charities.

Further gifts of land and houses were donated during the 16th and 17th centuries including those from Thomas Sanny in 1506. A scheme was drawn up at the end of the 19th century bringing in all the other charities which had come within the control of the Trust over the years. Some of these involved distributing food by church officials to very poor people living in the

parish. A nursing benevolent society came into the Trust in the early 20th Century. This was dissolved in 1948 with the advent of the National Health Act. The Charity Commissioners authorised the transfer of the Society's funds to be for the benefit of the sick and poor. This provided food, medicine and medical comforts.

Since the establishment of the 1892 scheme money donated by benefactors has been invested in income earning funds. Some gifts have been for specific purposes such as furnishing and equipping Common rooms.

The almshouses at Wilmot Close were built on land and buildings known as Pointalls Fields which had been donated to the Charities. Almshouses seem to have existed on this site since the 17th century, but new ones were constructed from about the mid 19th century. A new block was built in 1895. New almshouses were built in 1958 and a further block in 1966,





Cleave House at Wilmot Close

when the site was named Wilmot Close in memory of local Alderman Herbert Wilmot, a former Trustee. A portion of land was sold off for the development of the Vale Farm Estate. This enabled the Charities to build further almshouses on the site in 1972/3. As demand for accommodation for the elderly rose, the Trustees decided to build a further block in 1984 which opened in 1985. This was named Thackrah Close after the father and son trustees Edgar and Ronald Thackrah, whose service spanned 55 years.

In 1979, following the demolition of Homefield House and garages, it was decided to provide almshouse dwellings and 39 flats were built. They were opened

in 1980 by Mrs Margaret Thatcher, Prime Minister and MP for Finchley. Since then further flats have been built on the site.

In 1991 the Charities took over Pewterers Court from the Worshipful Company of Pewterers.



The Trustees:

Cllr. Colin Rogers (Chairman of the Trustees)

Appointed 15th September 1997 and current Chairman. He has lived in East Finchley for over 30 years, working as an industrial engineer and an IT Trainer, and has represented this ward on Barnet Council since May 2002. He is on the Area Planning Committee and was a member of the Environment Committee. Colin has been organiser of the East Finchley Community Festival for over 15 years.

Leslie Sussman MBE,

Appointed 19th July 1983. He was a Councillor for 45 years, 38 years with London Borough of Barnet. Previously Chairman of the Finance Committee and Pension Fund. He managed a family business in the light clothing manufacturing sector.

Ian Anderson

Appointed 27th May 1980. He is a property partner at Curwens Solicitors who has worked for many years in the Charity sector. Specifically he has assisted Finchley Age Concern. Chairman of the Hertfordshire Law Society Property Committee and past President of Hertfordshire Law Society. Director of URC Thames North Trust.

Roger Chapman

Appointed 24th October 2010. This is his second spell as a Trustee. He has worked as a professional town planner for over 35 years. He is active in the local community with many voluntary sector groups dealing with economic, social and environmental issues.

Cllr. Brian Coleman AM, FRSA

Appointed 20th November 2000. He is the London Assembly member for Barnet & Camden and Totteridge Ward. He is Chairman of London Fire and Emergency Planning Authority and Mayor for Barnet 2009/10.

Elizabeth Davies

Appointed 13th May 2010. She has lived in Finchley for more than 25 years. This is her second spell as a Trustee. She recently retired as Head of Human Resources at The Institution of Civil Engineers. She is a former member of the Chartered Institute of Personnel and Development giving the Charities valuable experience in this area. She is involved in a number of local organisations.

Andrew Galatopoulos

Appointed 12th June 2003. He runs his own website mail order business. He has had experience of learning disabilities charities. He is a member of The Rotary Club of Finchley, current President and a Trustee of their Charity account. The Reverend



Dr. Desmond Gordon

Appointed 18th September 1995. He is a Baptist Minister of distinguished service both within the Church and Community. He has served in various leadership roles including President of Progressive Baptist Convention of Europe and President of the Baptist Ministers Forum. In 1991 he founded the Finchley Community Network, a day centre which caters for the elderly and disabled people within the local community.

Peter Hart

Appointed 3rd September 2001. He is an oral historian at the Imperial War Museum and has written several books on the First World War.

C. John Huckstep

Appointed 23rd May 1977. He worked for 35 years as a senior executive with Shell International both in the UK and overseas. For many years he was a consultant with Charity and Fundraising Appointments. He has served as Vice Chairman of Finchley Age Concern and previously Chairman of The Charities.

Michael Nolan

Appointed 8th March 2010. He was appointed a Trustee on 8th March 2010. He has lived in Finchley all his life. He has been involved with the Charities for many years initially as a surveyor to a previous managing agent. He has been sacristan and surveyor for St.Mary-at-Finchley Parish Church for over 40 years and is a long serving member of the East Finchley Constitutional Club.

Martin O'Donnell

Appointed 29th March 2004. He works as the Community Development Manager for Peabody Housing Association. He has been Director of Finchley Credit Union since 2000 as well as being Director of Finchley Community Development Trust since 2002. He has served as Chairman of East Finchley Constitutional Club and is the Regional Director for London and South East, Association of British Credit Unions.

Michael Piercy

Appointed 16th September 1991. Third generation to have served on The Finchley Charities and C.E.O. for over 25 years in a long established local group of Companies specialising in construction, development and property management.

Cllr. Daniel Thomas

Appointed 12th June 2006. Born in Wales, he began a career with Yorkshire Building Society, which is what brought him to Finchley. He is now a Manager at Yorkshire Building Society and was elected as a Councillor in 2006.

The Reverend Philip Davison

Appointed 24th November 2008. He is Rector at St Mary-at-Finchley Church so an Ex-Officio Trustee.

Senior management

Peter Dufton (Clerk to the Trustees)

Appointed 1 August 2007. He is a Chartered Accountant with extensive experience and held directorships working for an insurance group. He has also worked in management consultancy and corporate hotel accounting positions.

Jean Field (Manager)

Appointed 6 September 1979. She has worked for The Charities in the capacities of Administrative Assistant and Deputy Clerk. She was appointed Manager in 1995. She has also worked for the Local Authority, Architects Department in Personnel.

Amanda Peters (Welfare and Sheltered Housing Manager)

Amanda joined The Finchley Charities in January 2010 as Welfare & Sheltered Housing Manager. Her role is to manage the Sheltered Housing Officers & ensure that the welfare of all residents is a priority. Prior to this she had spent 4 years with a Sheltered Housing charity as their Tenant Support and Allocations Co-ordinator. She has also had experience of running her own company.

Peter Joyce (Property Manager)

Peter joined The Finchley Charities in May 2011 as Property Manager after he had retired from our managing agents. He has worked extensively in both building construction and property management for many years. He has been involved with work for the Charities since 2001.

Eligibility for residence

The Charities are responsible for 155 flats over 3 sites. These consist of a variety of studio, single and double-bed dwellings as set out on the 'Home' page. We have Sheltered Housing Officers who reside on site.

When flats become available the applicants eligibility criteria has to conform to the authorised Scheme for the Charities for Wilmot Close and Homefield Gardens.

The key points for applicants are: -

1. The rules are set out in the Scheme approved by the Charity Commission on 3rd March 2011. The applicants and their spouses must not be less than 55 years of age. within the area of benefit of the London Borough of Barnet. They should be living on low income and who would otherwise find it difficult to find suitable homes for themselves. Priority will be given to residents who

have lived for at least 5 years in the Borough of Finchley as constituted before 1 April 1965.

2. All residents must be fit and able to look after themselves.
4. The applicants, through circumstances, must be of limited financial means.

For Pewterers Court the criteria is different, please contact the office for further details or if you are interested in being considered for accommodation, please download the forms from our website and submit to Amanda Peters at the Charities office, 41a Wilmot Close, East Finchley, London, N2 8HP.

From April 2010 some studio flats are available for Assured Shorthold Tenancies for person 50 years and above.





Pewterers Court

Criteria for Grants by the Charities

If you wish to be considered for a grant, please download the correct form from our website and submit it to the office with the latest set of audited accounts, if appropriate.

Assistance may also be made to organisations which provide services for such people. Trustees are not permitted to apply funds in relieving rates, taxes or other public funds, nor commit themselves to repeat or renew any grants. Capital projects are precluded. If you wish to be considered for a grant, please write to The Manager, 41a Wilmot Close, East Finchley, London N2 8HP.



Contact

THE TRUSTEES wish to encourage residents and their friends and relations to consider leaving a legacy to The Charities, which can be used as a memorial to their occupation here and would be put towards the benefit of existing and future residents.

If you are interested, gift aid forms may be obtained from the office at Wilmot Close.

We can be contacted at:

41a Wilmot Close, London N2 8HP

Tel: 020 8346 9464

Fax: 020 8346 9466

email: info@thefinchleycharities.org

thefinchleycharities.org

Locations of our sites:

Wilmot Close

East Finchley

London

N2 8HP

Homefield Gardens

East Finchley

London

N2 0XL

Pewterers Court

Rectory Close

Finchley

London

N3 1TP





