



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day	Month	Year		Day	Month	Year
	01	01	2025		31	12	2025

Section A

Reference and administration details

Charity name James Goodman Almshouse Charity

Other names charity is known by N/A

Registered charity number (if any) 200302

Charity's principal address 11 Goodman Court

Cranfield

Bedfordshire

Postcode

MK43 0WZ

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	G I A Holman (Chair)			
2	J Howe			
3	C Shiner			
4	J Lloyd			
5	J Rust			
6	Rosemary Billington		March 2025 onwards	
7	Charlie Howe		March 2025 onwards	
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
N/A	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

--

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document
(eg. trust deed, constitution)

The Charity is governed by a Charity Commission Scheme dated 14th January 1997.

How the charity is constituted
(eg. trust, association, company)

The Charity is an Unincorporated association

Trustee selection methods
(eg. appointed by, elected by)

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The Trustees have reviewed the major risks to which the charity is exposed and systems have been established to mitigate those risks. Operationally, the key risks arise from voids, and from the condition and security of the properties. To mitigate these risks, the Trust has appointed a clerk who is responsible for advertising for new, qualifying residents as and when appropriate; for monitoring the condition and security of the properties; for advising the Trustee and implementing their decisions. The clerk is also responsible for liaising with the residents and for reporting any concerns. Additionally, residents must be capable of independent living when appointed. Strategically, the principal challenge is to ensure that the accommodation provides appropriately for the residents needs on an ongoing basis.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

The almshouses belonging to the charity and the property occupied therewith shall be appropriated and used for the accommodation of residents in conformity with the provisions of this scheme. (1) subject to payment of the expenses (2) the trustees may pay for such items (3) in exceptional cases the trustees may grant relief to persons otherwise eligible

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The main activities undertaken for the public benefit in relation to these objects is accommodation/housing for elderly/old People.

In setting the aims and objectives, and in measuring achievements and performance, the charity has had regard to the Charity Commission's guidance on public benefit. The provision of almshouse accommodation for those in need provides identifiable public benefit which is consistent with the aims of the trust document. Beneficiaries of almshouse accommodation must be in need, and will be drawn from that section of the public which has been defined in the Scheme issued by the Charity Commission.

Additional details of objectives and activities (Optional information)

You may choose to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

There are twenty three almshouses. The trustees employ a clerk to exercise day to day management who reports to the trustees on a regular basis, and for any further guidance as and when necessary. The general condition is good, although the eight older almshouses require more maintenance and longer term improvement. During the year the regular maintenance continued. Further plans are being considered to provide on site parking at one of the older property sites. As at 31 December 2025, twenty two of the twenty three properties were occupied.

Section E

Financial review

Brief statement of the charity's policy on reserves

Surplus cash is placed on deposit or invested in accumulation shares for the purposes of the Cyclical Maintenance Fund and Extraordinary Repair Fund.

Details of any funds materially in deficit

N/A

Further financial review details (Optional information)

You may choose to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

G. F. A. Holman.

Full name(s)

G F A Holman

Position (eg Secretary, Chair, etc)

Chairman

Date

18 August 2026



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

James Goodman Almshouse Charity

On accounts for the year
ended

31 December 2025

Charity no
(if any)

200302

Set out on pages

8-9

8-remember to include the page numbers of additional sheets

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2025**.

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

Date:

3 September 26

Name:

Howard Ashmore

Relevant professional
qualification(s) or body
(if any):

FCA

Address:

Godfrey Laws & Co Limited

65 Knowl Piece, Wilbury Way, Hitchin, Hertfordshire

SG4 0TY

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

No professional valuation for Freehold properties has been examined. Closing valuation for Freehold properties is based on the best estimate by the trustees.



CHARITY COMMISSION
FOR ENGLAND AND WALES

James Goodman Almshouse Charity

200302

Receipts and payments accounts

CC16a

For the period
from

01/01/2025

To

31/12/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Contributions received from properties	84,300	-	-	84,300	90,800
Dividends	20,046	-	-	20,046	18,971
Property Rent	55,409	-	-	55,409	57,573
Interest	2,324	-	-	2,324	1,143
Solar electric	248	-	-	248	279
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	162,327	-	-	162,327	168,767
A2 Asset and investment sales, (see table).					
Sale of plot 30 (19 Hollowday)	-	-	-	-	-
Sale of M&G units	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	162,327	-	-	162,327	168,767
A3 Payments					
Water rates	7,519	-	-	7,519	7,025
Insurance & subscriptions	6,133	-	-	6,133	5,336
Light and heat	2,075	-	-	2,075	1,582
Admin wages & costs	17,774	-	-	17,774	19,080
Repairs and maintenance	31,831	-	-	31,831	19,090
Sundry	-	-	-	-	219
Accountancy	744	-	-	744	744
Professional and legal fees	150	-	-	150	2,550
Management fees	4,759	-	-	4,759	5,379
Bank charges	-	-	-	-	-
	-	-	-	-	-
Sub total	70,985	-	-	70,985	61,004
A4 Asset and investment purchases.					
Freehold properties additions	-	-	-	-	-
Purchase of fixed assets	-	-	-	-	1,299
Purchase of investment	3,000	-	-	3,000	3,000
	-	-	-	-	-
Sub total	3,000	-	-	3,000	4,299
Total payments	73,985	-	-	73,985	65,303
Net of receipts/(payments)	88,342	-	-	88,342	103,464
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	142,327	-	-	142,327	38,863
Cash funds this year end	230,669	-	-	230,669	142,327

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds		-	-	-
	Bank balances carried forward	230,669	-	-
		-	-	-
	Total cash funds	230,669	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets		Fund to which asset belongs	Cost (optional)	Current value (optional)
	Quoted investments	Unrestricted	-	489,813
			-	
			-	-
			-	-
B4 Assets retained for the charity's own use		Fund to which asset belongs	Cost (optional)	Current value (optional)
	Freehold properties-used in delivering objectives	Unrestricted	-	6,659,275
	Fixtures and fittings		-	2,368
			-	-
			-	-
			-	-
			-	-
B5 Liabilities		Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
<i>G. P. A. Holman</i>	G I A Holman	17.08.26