ARTHUR GOODWIN'S ALMSHOUSES
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

REGISTERED CHARITY NUMBER 203342

ARTHUR GOODWIN'S ALMSHOUSES

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ARTHUR GOODWIN'S ALMSHOUSES

LEGAL AND ADMINISTRATIVE DETAILS

Charity name	Arthur Goodwin's Almshouses (the "charity")
Charity number	203342
Registered office	Estate Yard Office Queen Street Waddesdon Buckinghamshire HP18 0JW
Trustees	Dr Alan Watt Peter Stray Anna Coates Caroline Wainman SJP Trust Corporation
Bankers	Barclays Bank PLC Market Square Leicester LE87 2BB
Independent Examiner	Martin and Company Two Brewers House 50 North Street Thame Oxfordshire OX9 3BH

REPORT OF THE TRUSTEES

The trustees present their report and the financial statements for the year ended 31 December 2025.

The financial statements have been prepared in accordance with the accounting policies set out on pages 9 and 10 and comply with the charity's governing document and applicable law.

Structure, Governance and Management

Arthur Goodwin's Almshouses is a registered charity, number 203342. The Charity was registered on 20th December 1966 and is governed by its governing document 'The Scheme dated 19th October 1966. The Charity is a member of the National Association of Almshouses.

The activities of the charity are managed by its trustees.

Objects and activities

The Charity manages the four Almshouses at Waddesdon, and applies income for repairs for the benefit of the Almspeople.

Public benefit

The trustees have paid due regard to the guidance issued by the Charity Commission on the subject of public benefit and consider that their activities, aims and strategies are for the public benefit.

Achievements and Financial Review

The charity has continued to meet its objectives in maintaining and managing the properties. It reported a profit before gains or losses on investments of £158 for the year (2024: loss of £123).

At 31st December 2025 the charity had total funds amounting to £187,839.

No changes in tenancy have taken place during the period.

Recruitment and appointment of trustees

Trustees are elected by the members or co-opted by the trustees.

Induction and training of trustees

Each of the current Trustees has experience of charity trusteeship. Future trustees will have suitable backgrounds pertinent to the pursuit of the Foundation's objects.

Reserves policy

The trustees' policy is to hold reserves equivalent to six months running costs and to cover the costs of a significant uninsured loss to buildings.

Investment policy

The charity investment policy is to seek total returns whilst maintaining the real value of the portfolio and not subject it to undue risk.

REPORT OF THE TRUSTEES (continued)

Risk Management
The trustees are responsible for establishing and monitoring internal control systems within the charity. The major risk which may impact the activities of the charity have been reviewed during the year and the trustees are satisfied that the system of internal controls currently in place is adequate, whilst recognising that they are designed to manage rather than eliminate risk. Internal controls are reviewed on an ongoing basis as part of the day-to-day risk management process within the charity.

Plans for future periods
The charity will continue to manage the Almshouses.

Statement of Trustees' Responsibilities
The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The Charities Act 2011 requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that year. In preparing these statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities' SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The trustees are responsible for keeping accounting records that disclose with reasonable accuracy at any time the financial position of the Charity and enable them to ensure that the financial statements comply with the Charities Act 2011. The Trustees are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on ..... 6 July 2021 ..... and signed on their behalf by:

.....
Anna Austen (On behalf of SJP Trust Corporation)
Trustee

ARTHUR GOODWIN'S ALMSHOUSES

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

I report to the trustees on my examination of the financial statements of Arthur Goodwin's Almshouses (the charity) for the year ended 31 December 2025.

Respective responsibilities of trustees and examiner

As the Trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the Act).

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

Basis of independent examiner's report

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

Independent examiner's statement

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

- Accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- The financial statements do not accord with those records; or
- The financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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 financial statements to be reached.

This report is made solely to the charity's Trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in an Independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2025 (continued)

or assume responsibility to anyone other than the charity and the charity's Trustees as a body, for my work or for this report.



Will Nixey
Martin and Company
Two Brewers House
50 North Street
Thame
Oxfordshire
OX9 3BH

Dated: 20th July 2026

ARTHUR GOODWIN'S ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2025

	Note	Restricted Fund £	Unrestricted Fund £	2025 Total £	2024 Total £
Income					
Donations and legacies	3	7,000	-	7,000	7,000
Income from investments	4	-	32,648	32,648	31,179
Total income		**7,000**	**32,648**	**39,648**	**38,179**
Expenditure					
Expenditure on raising funds	6	(7,000)	(32,490)	(39,490)	(38,302)
Total expenditure		**(7,000)**	**(32,490)**	**(39,490)**	**(38,302)**
Net gains/(losses) on investments		-	3,077	3,077	6,852
Net income/(expenditure) for the year		**-**	**3,235**	**3,235**	**6,729**
Net movement in funds for the year		-	3,235	3,235	6,729
Total funds brought forward	12	-	184,605	184,605	177,876
Total funds carried forward		**-**	**187,840**	**187,840**	**184,605**

The notes on pages 9 to 12 form part of these accounts.

ARTHUR GOODWIN'S ALMSHOUSES

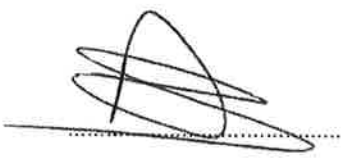
BALANCE SHEET

As at 31 December 2025

	Notes	2025		2024	
		£	£	£	£
Fixed assets					
Tangible fixed assets	8	1,288		2,745	
Social investment	9	131,517		128,440	
			132,805		131,185
Current assets					
Debtors	10	(931)		(97)	
Cash at bank and in hand		59,493		56,376	
Total current assets		58,562		56,279	
Current liabilities					
Creditors: amounts falling due within one year	11	(3,526)		(2,859)	
Net current assets			55,036		53,420
Total net assets			**187,840**		**184,605**
Capital and reserves					
Unrestricted Revenue Reserve	12		101,310		101,151
Unrestricted Investment Revaluation Reserve	12		86,531		83,454
			187,840		**184,605**

The notes on pages 9 to 12 form part of these accounts.

The financial statements were approved and authorised for issue by the trustees on 6 July 2026 and were signed on their behalf by:



Anna Austen (On behalf of SJP Trust Corporation)
Trustee

NOTES TO THE ACCOUNTS

1. **General**

Arthur Goodwin's Almshouses is an unincorporated charity and is registered in England and Wales. The principal office address is Estate Yard Office, Queen Street, Waddesdon, Buckinghamshire, HP18 0JW.

2. **Principal Accounting Policies**

Basis of Accounting

The financial statements have been prepared in accorance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

Arthur Goodwin's Almshouses constitutes a public benefit entity as defined by FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Preparation of the accounts on a going concern basis.

After reviewing the charities forecasts and projections, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

Turnover and other income

All incoming resources are included in the income and expenditure account when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Income

Donations are recognised in the year in which the charity has entitlement to and probability of receipt and the amount can be reliably measured.

Charitable trading income is included when receivable.

Income from investments represent income from bank deposits and other investments, which is accounted for when it is receivable.

Expenditure

Expenditure is included on an accruals basis.

Expenditure on raising funds comprise those expenses directly attributable to managing investment income.

Fixed assets

All fixed assets are stated at cost less depreciation.

Depreciation is provided on these assets at annual rates calculated to write off the cost, less estimated residual value of each asset over its expected useful life as follows:

Furniture, fixtures and equipment	over 3 to 10 years

NOTES TO THE ACCOUNTS (continued)

Social investments

Investments are stated at market value.

Revenue reserves

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Restricted funds are subject to restrictions on their expenditure imposed by the donor.

3. Donations and legacies

	2025 £	2024 £
The Rothschild Foundation	7,000	7,000
	7,000	**7,000**

4. Income from investments

	2025 £	2024 £
Property rental income	32,635	31,127
Interest received	13	52
	32,648	**31,179**

5. Net income / (expenditure) for the year

This is stated after charging:	2025 £	2024 £
Independent examination fees	1,449	1,386
Depreciation	1,457	2,055

6. Expenditure on charitable activities

	Restricted Funds £	Unrestricted Funds £	Total Funds 2025 £	Total Funds 2024 £
Electricity		3,437	3,437	2,867
Gas		8,337	8,337	8,033
Water and sewerage charges		697	761	724
Insurance		1,676	1,676	1,525
Gardener		8,466	8,466	11,724
Property repairs and maintenance		5,936	5,936	2,348
Repairs and renewals		479	479	135
Sundry expenses		492	492	505
Professional fees	7,000	1,449	8,449	8,386
Depreciation		1,457	1,457	2,055
	7,000	32,490	39,490	38,302

NOTES TO THE ACCOUNTS (continued)

7. Trustees' remuneration and expenses

No remuneration or expenses have been paid to trustees in the year (2024: £nil)

8. Tangible Fixed Assets

	Property, plant and equipment £
Cost	
At 1 January 2025	54,055
Additions	-
At 31 December 2025	**54,055**
Depreciation	
At 1 January 2025	51,310
Charge in year	1,457
At 31 December 2025	**52,767**
Net book value at 31 December 2025	**1,288**
Net book value at 31 December 2024	**2,745**

Almshouse properties were donated prior to the implementation in 1994 of the Statement of Recommended Practice and therefore has no original cost. Works undertaken in the year have been treated as property repairs and maintenance.

There were four units under management at the year end (2024: 4).

9. Investments, at market value

	2025 £	2024 £
Market value at 31 December 2024	128,440	121,550
Investment gains/(losses) for the year	3,077	6,890
Market value at 31 December 2025	**131,517**	**128,440**

10. Debtors

	2025 £	2024 £
Prepayments and accrued income	248	1,195
Other debtors	(1,180)	(1,292)
	(931)	**(97)**

NOTES TO THE ACCOUNTS (continued)

11. Creditors: amounts falling due within one year

	2025	2024
	£	£
Other creditors	158	5
Accruals and deferred income	3,368	2,854
	3,526	**2,859**

12. Capital and reserves

	Unrestricted revenue reserve	Unrestricted investment revaluation reserve	TOTAL	2024
	£	£	£	£
At 1 January 2025	**101,151**	**83,454**	**184,605**	177,876
Unrestricted (deficit) for the year	159		159	(123)
(Decrease) in investment market value during the year		3,077	3,077	6,852
At 31 December 2025	**101,310**	**86,531**	**187,840**	**184,605**

13. Taxation Status

As a registered charity, the charity is exempt from taxation on its income and gains.

14. Related Party Transactions

There were no (2024: £0) related party transactions during the year.