Bradfield Parochial Charities

Almshouses Report for 2025

The Bradfield Almshouses comprise four cottages in Mariners Lane, originally established in 1810 to provide housing for qualifying local people. The trustees remain committed to maintaining the properties for the long-term benefit and wellbeing of residents.

Year ended 31st December 2025 at a glance

Income	Expenditure	Operating surplus before loan repayment	Remaining Loan balance at 31/12/25
£26,117	**£11,704**	**£14,413**	**£59,850**

Additional financial points

- Income included £25,772 from residents and £300 in donations.
- The overall surplus was £14,626 after investment gains.
- The Almshouse Association loan is being repaid at £7,876 each year and is expected to be fully repaid by 2033.

Year in review

Income from residents and investments was broadly in line with budget. Additional costs arose from increased water charges and the replacement of a boiler, partly offset by savings in garden maintenance and heating oil expenditure. The lower heating oil cost reflected the amount held in the tank at year end rather than reduced usage.

The significant refurbishment programme undertaken in recent years has improved three of the four cottages at a total cost of approximately £180,000. This was funded through reserves and interest-free loans from the Almshouse Association.

Looking ahead

The trustees' priorities are to maintain the cottages in good condition, rebuild the charity's reserves and continue repaying the refurbishment loans. There were no major improvement projects or urgent repairs outstanding when the 2026 budget was considered.

Thank you

The trustees thank Bradfield Parish Council, Howdens and everyone who supported the Almshouses during the year. Their contributions help preserve this important local resource for current and future residents.

Duncan Butler
Treasurer, Bradfield Parochial Charities
Registered charity no. 240445

Bradfield Parochial Charities
Accounts to 31/12/25

	YTD Actual 2025	YTD Budget 2025	YTD Last Year 2024	B/(W) Budget	B/(W) 2024
Rent	25,772	25,772	24,545	0	1,227
Investment Income	45	40	42	5	2
Other Income	300	-	800	300	(500)
Interest received	0	-	0	0	(0)
Total Income	**26,117**	**25,812**	**25,387**	**305**	**729**
Heating Oil	2,140	3,500	2,974	1,360	834
Repairs & Maintenance	4,477	2,000	1,674	(2,477)	(2,803)
Renovation no1			0	0	0
Renovation no3 (full settlement)			0	0	0
Renovation no4			0	0	0
Garden Maintenance	570	1,000	858	430	288
Water Rates	2,114	1,750	1,495	(364)	(619)
Electricity	575	600	545	25	(30)
Insurance	1,398	1,400	1,355	2	(44)
Subscriptions	284	300	275	16	(9)
Other	145	500	0	355	(145)
Total Expenses	**11,704**	**11,050**	**9,175**	**(654)**	**(2,528)**
Operating Surplus / (Deficit)	**14,413**	**14,762**	**16,212**	**(349)**	**(1,799)**
Realised gain/(loss) on investments					
Unrealised gain/(loss) on investments	213		78	213	(135)
Total Surplus / (Deficit)	**14,626**	**14,762**	**16,290**	**(136)**	**(1,934)**

Assets and Liabilities

Investments at 31/12/25		
NAACIF - Share Income	1,084	973
NAACIF - Share Accumulation	722	620
	1,806	**1,593**
Cash Held		
Current Account*	21,420	14,882
Instant Account	-	-
BIA2	15	14
	21,435	**14,897**
Almshouse Loan	(59,850)	(67,725)
Net Assets	**(36,609)**	**(51,235)**

Bradfield Parochial Charities (240445)

Report to the Trustees of accounts for the year ended 31st December 2025

as set out on page 2

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

The Trustees, are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Act; and
- state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements: to keep accounting records in accordance with section 130 of the Charities Act; and

to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Jennifer Edmondson

Andora

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Bradfield Southend

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Date: 23 September 2026