

ALMSHOUSE CHARITY OF JAMES GOODMAN

England & Wales · Charity number 200302

Details

Status Registered

Legal form Other

Registered 1961-08-10

Register [View on the Charity Commission register](#)

Contact

Address Perry Hill Farm
Bourne End Road
Cranfield
Bedford
MK43 0BA

Phone 01234750288

Activities

Objects: 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 AFORESAID THE TRUSTEES SHALL APPLY THE INCOME OF THE CHARITY IN RELIEVING EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN THE ANCIENT PARISH OF CRANFIELD WHO ARE IN CONDITIONS OF NEED, HARDSHIP OR DISTRESS BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS, SERVICES OR FACILITIES CALCULATED TO REDUCE THE NEED, HARDSHIP OR DISTRESS OF SUCH PERSONS. (2) THE TRUSTEES MAY PAY FOR SUCH ITEMS, SERVICES OR FACILITIES BY WAY OF DONATIONS OR SUBSCRIPTIONS TO INSTITUTIONS OR ORGANISATIONS WHICH PROVIDE OR UNDERTAKE IN RETURN TO PROVIDE SUCH ITEMS, SERVICES OR FACILITIES FOR SUCH PERSONS.(3) IN EXCEPTIONAL CASES THE TRUSTEES MAY GRANT RELIEF TO PERSONS OTHERWISE ELIGIBLE THEREFORE WHO ARE RESIDENT IMMEDIATELY OUTSIDE THE SAID ANCIENT PARISH BUT IN THE OPINION OF THE TRUSTEES OUGHT NEVERTHELESS FOR SUFFICIENT REASON TO BE TREATED AS IF RESIDENT THEREIN OR WHO ARE LOCATED FOR THE TIME BEING WITHIN THAT SAID ANCIENT PARISH.

Activities: Almshouse charity in Cranfield, Bedfordshire

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ANCIENT PARISH OF CRANFIELD
- Bedford
- Central Bedfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£168,792	£65,508	-	-
2023-12-31	£134,093	£100,202	-	-
2022-12-31	£109,923	£53,230	-	-
2021-12-31	£106,196	£46,165	-	-
2020-12-31	£105,449	£56,045	-	-

Trustees

Name	Role	Appointed
G I A HOLMAN	Chair	
Charles Shiner		2015-11-04
JAMES RUST		
JEAN LLOYD		
JOHN HOWE		

ALMSHOUSE CHARITY OF JAMES GOODMAN

England & Wales - Charity number 200302

Accounts



Trustees' Annual Report for the period

From Period start date 1 January 2024 To Period end date 31 December 2024

Charity name: James Goodman Almshouse Charity

Charity registration number: 200302

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	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 in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Accommodation/housing for elderly/old People
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	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 information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	

Annual Report for the period

From Period: January 1, 1994 to December 31, 1994

Charity number: 123456789

Charity registered in: 1234

Objective and Activities

The charity's objective is to provide financial support to the elderly and the disabled. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

1. The charity's objective is to provide financial support to the elderly and the disabled.

2. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

3. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

4. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

5. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

6. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

7. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

8. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

9. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

10. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

11. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

12. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

13. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

14. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

15. The charity's activities include providing grants to the elderly and the disabled, providing financial support to the elderly and the disabled, and providing financial support to the elderly and the disabled.

(Additional information)

The charity may include the following information:

1. The charity's financial statements for the period.

2. The charity's annual report for the period.

3. The charity's annual report for the period.

4. The charity's annual report for the period.

5. The charity's annual report for the period.

6. The charity's annual report for the period.

7. The charity's annual report for the period.

Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	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 2024, twenty three of the twenty three properties were occupied.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	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.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Surplus cash is placed on deposit or invested in accumulation shares for the purposes of the Cyclical Maintenance Fund and Extraordinary Repair Fund.
Amount of reserves held	Para 1.22	Cash reserves at 31 December 2024 are £142,327 (2023 : 38,865)
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	The Charity is governed by a Charity Commission Scheme dated 14th January 1997.
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	The Charity is Unincorporated association
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	James Goodman Almshouse Charity
Other name the charity uses	N/A
Registered charity number	200302
Charity's principal address	11 Goodman Court Cranfield Bedfordshire 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				
7				
8				
9				
10				

Corporate trustees – names of the directors at the date the report was approved

Director name		
N/A		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/A		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

N/A

Other optional information

--

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)	<i>G. I. A. Holman</i>	
Full name(s)	G I A Holman	
Position (eg Secretary, Chair, etc)	Chairman	
Date	<i>17th October 2025.</i>	



Section A

Independent Examiner's Report

Report to the trustees/
members of

Trusts Name
James Goodman Almshouse Charity

On accounts for the year
ended

31 December 2024

Charity no
(if any)

200302

Set out on pages

8-9

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2024**.

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:

20 Oct 2025

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

01/01/2024

To

31/12/2024

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					
Donations, legacies and grants	90,800	-	-	90,800	73,850
Dividends	18,971	-	-	18,971	18,665
Rent	57,573	-	-	57,573	41,035
Interest	1,143	-	-	1,143	393
Solar electric	279	-	-	279	150
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	168,767	-	-	168,767	134,093
A2 Asset and investment sales, (see table).					
Sale of plot 30 (19 Hollowday)	-	-	-	-	300,000
Sale of M&G units	-	-	-	-	526,726
Sub total	-	-	-	-	826,726
Total receipts	168,767	-	-	168,767	960,819
A3 Payments					
Water rates	7,025	-	-	7,025	4,852
Insurance & subscriptions	5,336	-	-	5,336	6,157
Light and heat	1,582	-	-	1,582	4,400
Admin wages & costs	19,080	-	-	19,080	20,880
Telephone	-	-	-	-	414
Repairs and maintenance	19,090	-	-	19,090	61,979
Sundry	219	-	-	219	219
Accountancy	744	-	-	744	660
Professional and legal fees	2,550	-	-	2,550	-
Management fees	5,379	-	-	5,379	633
Bank charges	-	-	-	-	8
	-	-	-	-	-
Sub total	61,004	-	-	61,004	100,202
A4 Asset and investment purchases.					
Freehold properties additions	-	-	-	-	954,835
Purchase of fixed assets	1,299	-	-	1,299	-
Purchase of investment	3,000	-	-	3,000	3,000
	-	-	-	-	-
Sub total	4,299	-	-	4,299	957,835
Total payments	65,303	-	-	65,303	1,058,037
Net of receipts/(payments)	103,464	-	-	103,464	- 97,218
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	38,863	-	-	38,863	136,081
Cash funds this year end	142,327	-	-	142,327	38,863

00100

Accounting and Finance




Account Name	Account Number	Account Type	Account Description	Account Balance	Account Status
Account 1	1000	Asset	Current Assets	1000.00	Active
Account 2	1001	Asset	Fixed Assets	2000.00	Active
Account 3	1002	Asset	Intangible Assets	500.00	Active
Account 4	2000	Liability	Current Liabilities	1500.00	Active
Account 5	2001	Liability	Long-Term Liabilities	3000.00	Active
Account 6	3000	Equity	Equity	4000.00	Active
Account 7	3001	Equity	Retained Earnings	2000.00	Active
Account 8	3002	Equity	Common Stock	2000.00	Active
Account 9	4000	Revenue	Revenue	5000.00	Active
Account 10	4001	Revenue	Interest Income	1000.00	Active
Account 11	4002	Revenue	Dividend Income	500.00	Active
Account 12	5000	Expense	Operating Expenses	3000.00	Active
Account 13	5001	Expense	Salaries	1500.00	Active
Account 14	5002	Expense	Rent	1000.00	Active
Account 15	5003	Expense	Utilities	500.00	Active
Account 16	5004	Expense	Depreciation	500.00	Active
Account 17	5005	Expense	Interest Expense	500.00	Active
Account 18	6000	Income Statement	Income Statement	1000.00	Active
Account 19	6001	Income Statement	Balance Sheet	2000.00	Active
Account 20	6002	Income Statement	Statement of Cash Flows	500.00	Active

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	142,327	-	-
		-	-	-
	Total cash funds	142,327	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Quoted investments	Unrestricted	-	436,815
	Improvements to property	Unrestricted	-	34,994
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Freehold properties-used in delivering objectives	Unrestricted	-	6,284,399
	Fixtures and fittings		-	3,158
			-	-
			-	-
B5 Liabilities	Details	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 G I A Holman	Date of approval 17 October 2025
--	----------------------------	-------------------------------------

ALMSHOUSE CHARITY OF JAMES GOODMAN

England & Wales - Charity number 200302

Accounts



Trustees' Annual Report for the period

From Period start date 1 January 2023 To Period end date 31 December 2023

Charity name: James Goodman Almshouse Charity

Charity registration number: 200302

Objectives and Activities

	SORP reference	Summary of the purposes of the charity as set out in its governing document
<p>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</p>	Para 1.17	Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.
<p>Accommodation/housing for elderly/old People</p>	Para 1.17 and 1.19	Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit
<p>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.</p>	Para 1.18	

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	Policy on grant making
	Para 1.38	

		Other
	Para 1.41	Investment performance against objectives
	Para 1.41	Performance of fundraising activities against objectives set
	Para 1.41	Achievements against objectives set

You may choose to include further statements where relevant about:
Additional information (optional)

		Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.
	Para 1.20	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 2023, twenty one of the twenty three properties were occupied and two older properties are undergoing significant internal refurbishment.
	SORP reference	

Achievements and Performance

		Other
	Para 1.38	Contribution made by volunteers
	Para 1.38	Policy on social investment including program related investment

Financial Review

<p>Review of the charity's financial position at the end of the period</p>	<p>Para 1.21</p> <p>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.</p>	<p>Para 1.22</p> <p>Statement explaining the policy for holding reserves stating why they are held</p> <p>Amount of reserves held</p> <p>Para 1.22</p> <p>Cash reserves at 31 December 2023 are £38,865 (2022: £136,083)</p> <p>Para 1.22</p> <p>Reasons for holding zero reserves</p> <p>Para 1.22</p> <p>Details of fund materially in deficit</p> <p>Para 1.24</p> <p>Explanation of any uncertainties about the charity continuing as a going concern</p> <p>Para 1.23</p> <p>N/A</p>
--	---	---

Additional information (optional)

You may choose to include further statements where relevant about:

<p>The charity's principal sources of funds (including any fundraising)</p>	<p>Para 1.47</p>	
<p>Investment policy and objectives including any social investment policy adopted</p>	<p>Para 1.46</p>	
<p>A description of the principal risks facing the charity</p>	<p>Para 1.46</p>	
<p>Other</p>		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	The Charity is governed by a Charity Commission Scheme dated 14th January 1997.
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	The Charity is Unincorporated association
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Trustee name		
Dates acted if not for whole year		
		N/A

Name of trustees holding title to property belonging to the charity

Director name		
		N/A

Corporate trustees – names of the directors at the date the report was approved

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			
7			
8			
9			
10			

Names of the charity trustees who manage the charity

Charity name	James Goodman Almshouse Charity
Other name the charity uses	N/A
Registered charity number	200302
Charity's principal address	11 Goodman Court Cranfield Bedfordshire MK43 0WZ

Reference and Administrative details

Other optional information

N/A

Reason for non-disclosure of key personnel details

Exemptions from disclosure

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

adviser

Type of Name

Address

Names and addresses of advisers (Optional information)

Additional information (optional)

	N/A	Description of the assets held in this capacity
	N/A	Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects
	N/A	Details of arrangements for safe custody and segregation of such assets from the charity's own assets

Funds held as custodian trustees on behalf of others

Declarations

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

Signed on behalf of the charity's trustees

Signature(s) <i>G. A. Holman</i>	Full name(s) G A Holman	Position (eg Secretary, Chair, etc)	Chairman
Date			



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the
accounts

Section A
Independent Examiner's Report

Report to the trustees/
members of

James Goodman Almshouse Charity
Charity Name

On accounts for the year
ended

31 December 2023
Charity no 200302
(if any)

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 / 2023.

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:

[Signature]

Name:

Howard Ashmore

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

FCA

Address:

Godfrey Laws & Co Limited
69 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	01/01/2023	To	31/12/2023
---------------------	------------	----	------------

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	73,850	73,850	-	73,850	74,200
Donations, legacies and grants	-	-	-	-	-
Dividends	18,665	18,665	-	18,665	20,497
Rent	41,035	41,035	-	41,035	16,500
Interest	393	393	-	393	129
Solar electric	150	150	-	150	207
Sub total (Gross income for AR)	134,093	134,093	-	134,093	111,534

A2 Asset and investment sales, (see table).	300,000	300,000	-	300,000	-
Sale of plot 30 (19 Holloway)	-	-	-	-	-
Sale of M&G units	526,726	526,726	-	526,726	-
Sub total	826,726	826,726	-	826,726	-
Total receipts	960,819	960,819	-	960,819	111,534

A3 Payments	4,852	4,852	-	4,852	4,194
Water rates	414	414	-	414	432
Telephone	4,400	4,400	-	4,400	1,849
Light and heat	61,979	61,979	-	61,979	21,687
Repairs and maintenance	8	8	-	8	3,283
Insurance & subscriptions	20,880	20,880	-	20,880	16,920
Admin wages & costs	660	660	-	660	600
Accountancy	219	219	-	219	880
Sundry	633	633	-	633	1,970
Legal	-	-	-	-	-
Management fees	100,202	100,202	-	100,202	51,840
Sub total	100,202	100,202	-	100,202	115,804

A4 Asset and investment purchases,	954,835	954,835	-	954,835	115,804
Freehold properties additions	3,000	3,000	-	3,000	3,000
Purchase of investment	-	-	-	-	-
Sub total	957,835	957,835	-	957,835	118,804
Total payments	1,058,037	1,058,037	-	1,058,037	170,644
Net of receipts/(payments)	97,218	97,218	-	97,218	59,111
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	136,083	136,083	-	136,083	138,162
Cash funds this year end	38,865	38,865	-	38,865	79,052

ALMSHOUSE CHARITY OF JAMES GOODMAN

England & Wales - Charity number 200302

Accounts



Trustees' Annual Report for the period

From Period start date 1 January 2022 To Period end date 31 December 2022

Charity name: James Goodman Alms House Charity

Charity registration number: 200302

Objectives and Activities

SORP reference	
----------------	--

Summary of the purposes of the charity as set out in its governing document	Para 1.17	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 in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Accommodation/housing for elderly/old People
--	--------------------	--

Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	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 Information (optional)

You may choose to include further statements where relevant about:

SORP reference	Para 1.38	Policy on grant making
----------------	-----------	------------------------

		Other
	Para 1.41	Investment performance against objectives
	Para 1.41	Performance of fundraising activities against objectives set
	Para 1.41	Achievements against objectives set

You may choose to include further statements where relevant about:
Additional information (optional)

		Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.
	Para 1.20	There are twenty 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 2022, seventeen of the twenty properties were occupied and two older properties are undergoing significant internal refurbishment.
	SORP reference	

Achievements and Performance

		Other
	Para 1.38	Contribution made by volunteers
	Para 1.38	Policy on social investment including program related investment

Financial Review

<p>Review of the charity's financial position at the end of the period</p>	<p>Para 1.21</p> <p>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.</p>
<p>Statement explaining the policy for holding reserves stating why they are held</p>	<p>Para 1.22</p> <p>Surplus cash is placed on deposit or invested in accumulation shares for the purposes of the Cyclical Maintenance Fund and Extraordinary Repair Fund.</p>
<p>Amount of reserves held</p>	<p>Para 1.22</p> <p>Cash reserves at 31 December 2022 are £136,083 (2021 : £195,193)</p>
<p>Reasons for holding zero reserves</p>	<p>Para 1.22</p> <p>N/A</p>
<p>Details of fund materially in deficit</p>	<p>Para 1.24</p> <p>N/A</p>
<p>Explanation of any uncertainties about the charity continuing as a going concern</p>	<p>Para 1.23</p> <p>N/A</p>

Additional information (optional)

You may choose to include further statements where relevant about:

<p>The charity's principal sources of funds (including any fundraising)</p>	<p>Para 1.47</p>
<p>Investment policy and objectives including any social investment policy adopted</p>	<p>Para 1.46</p>
<p>A description of the principal risks facing the charity</p>	<p>Para 1.46</p>
<p>Other</p>	

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	The Charity is governed by a Charity Commission Scheme dated 14th January 1997.
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	The Charity is Unincorporated association
Trustee selection methods including details of any conditional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	

Additional information (optional)
You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Trustee name	
Dates acted if not for whole year	
N/A	

Name of trustees holding title to property belonging to the charity

Director name	
N/A	

Corporate trustees – names of the directors at the date the report was approved

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 H Relman		To 19/8/2022	
5 J Lloyd			
6 J Rust			
7			
8			
9			
10			

Names of the charity trustees who manage the charity

Charity name	James Goodman Almshouse Charity
Other name the charity uses	N/A
Registered charity number	200302
Charity's principal address	11 Goodman Court Cranfield Bedfordshire MK43 0WZ

Reference and Administrative details

Other optional information

N/A

Reason for non-disclosure of key personnel details

Exemptions from disclosure

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

adviser

Type of Name

Address

Names and addresses of advisers (Optional information)

Additional information (optional)

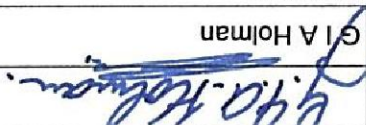
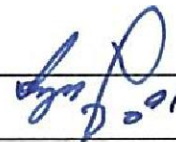
N/A	Description of the assets held in this capacity
N/A	Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects
N/A	Details of arrangements for safe custody and segregation of such assets from the charity's own assets

Funds held as custodian trustees on behalf of others

Declarations

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

Signed on behalf of the charity's trustees

	Signature(s) 
	Full name(s) G. A. Holman
	Position (eg Secretary, Chair, etc) Chairman
Date 10 th July 2023	

Independent examiner's report on the accounts

CHARITY COMMISSION
FOR ENGLAND AND WALES



Independent Examiner's Report

Section A

**Report to the trustees/
members of**

James Goodman Almshouse Charity

**On accounts for the year
ended**

31 December 2022	Charity no (if any)	200302
------------------	------------------------	--------

Set out on pages

8-9

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2022**.

**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:

[Handwritten Signature]

Date:

1 August 2023

Name:

Howard Ashmore

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

FCA

Address:

Godfrey Laws & Co Limited
69 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).

No professional valuation for Freehold properties has been examined. Closing valuation for Freehold properties is based on the best estimate by the trustees. Give here brief details of any items that the examiner wishes to disclose.



CHARITY COMMISSION
FOR ENGLAND AND WALES

James Goodman Almshouse Charity

200302

Receipts and payments accounts

For the period

01/01/2022

To

31/12/2022

CC16a

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	74,200	20,497	19,211	10,334	16	302	76,332
Donations, legacies and grants	74,200	20,497	19,211	10,334	16	302	76,332
Dividends	-	-	-	-	-	-	-
Rent	16,500	-	-	-	-	-	16,500
Interest	129	-	-	-	129	-	129
Solar electric	207	-	-	-	207	-	207
Sub total (Gross income for AR)	111,534	-	-	-	-	-	111,534

A2 Asset and Investment sales, (see table).	-	-	-	-	-	-	-
Sub total	-	-	-	-	-	-	-
Total receipts	111,534	-	-	-	-	-	111,534

A3 Payments	4,194	1,849	432	4,194	3,892	471	2,236	18,428	3,049	3	15,120	1,080	75	1,325	496	46,165
Water rates	4,194	-	-	4,194	3,892	471	2,236	18,428	3,049	3	15,120	1,080	75	1,325	496	46,165
Light and heat	1,849	-	-	1,849	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and maintenance	21,687	-	-	21,687	-	-	-	-	-	-	-	-	-	-	-	-
Insurance & subscriptions	3,283	-	-	3,283	-	-	-	-	-	-	-	-	-	-	-	-
Bank charges	25	-	-	25	-	-	-	-	-	-	-	-	-	-	-	-
Admin wages & costs	16,920	-	-	16,920	-	-	-	-	-	-	-	-	-	-	-	-
Accountancy	600	-	-	600	-	-	-	-	-	-	-	-	-	-	-	-
Sundry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal	880	-	-	880	-	-	-	-	-	-	-	-	-	-	-	-
Management fees	1,970	-	-	1,970	-	-	-	-	-	-	-	-	-	-	-	-
Sub total	51,840	-	-	51,840	-	-	-	-	-	-	-	-	-	-	-	-

A4 Asset and Investment purchases, (see table)	115,804	3,000	- <th>118,804</th> <th>-</th> <th>-</th> <th>3,000</th> <th>-</th> <th>-</th> <th>-</th> <th>-</th> <th>-</th> <th>-</th> <th>-</th> <th>-</th> <th>-</th> <th>49,165</th>	118,804	-	-	3,000	-	-	-	-	-	-	-	-	-	49,165
Improvements to property	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	49,165
Fixtures and fittings additions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deposit on Freehold properties	115,804	3,000	-	118,804	-	-	3,000	-	-	-	-	-	-	-	-	-	-
Purchase of investment	3,000	-	-	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub total	118,804	3,000	-	121,804	-	-	3,000	-	-	-	-	-	-	-	-	-	49,165

A5 Transfers between funds	-	59,111	-	59,111	-	-	59,111	-	-	-	-	-	-	-	-	-	57,031
Net of receipts/(payments)	-	59,111	-	59,111	-	-	59,111	-	-	-	-	-	-	-	-	-	57,031
A6 Cash funds last year end	195,193	-	-	195,193	-	-	-	-	-	-	-	-	-	-	-	-	138,162
Cash funds this year end	136,083	-	-	136,083	-	-	136,083	-	-	-	-	-	-	-	-	-	195,193

Note 1. Investment assets				
	Valuation brought forward	Revaluation Increase / Decrease	Purchases	Valuation brought forward
Quoted investment	918,805.86	-	3,000.00	918,805.86
Valuation brought forward	908,216.95	13,588.91		908,216.95
Deposit on freehold property				
30-33 goodman meadow			115,804.00	115,804.00
Freehold properties-investments				
132 Evington Rd	290,880.00			290,880.00
Improvements to property			34,993.79	34,993.79
Parrot construction payment				34,993.79
Note 2. Assets retained for the charity's own use				
Freehold properties-used in delivering objectives				
	Valuation brought forward	Revaluation Increase / Decrease	Additions / Purchases	Valuation brought forward
51-55 High Street	289,691.00			289,691.00
12-22 High Street	482,801.00			482,801.00
Goodman Court	2,495,191.00			2,495,191.00
Fixtures and fittings				
office-vision blinds	269.63	-		269.63
Oak furniture-oak console table	97.03	-		97.03
Oak furniture-tall bookcase	156.09	-		156.09
Oak furniture-3 oak bookcase	354.36	-		354.36
Oak furniture-2 oak sideboard	362.80	-		362.80
Oak furniture-office-safe options	589.78	-		589.78
4 x edison house heaters	788.68	-		788.68
shayer-replacement heater	652.78	-		652.78
majestic leisure-pool dining table	1,904.92	-		1,904.92
Total				
	5,176.08	-	-	5,176.08
	3,882.06	1,294.02		3,882.06

ALMSHOUSE CHARITY OF JAMES GOODMAN

England & Wales - Charity number 200302

Accounts



Trustees' Annual Report for the period

From Period start date 1 January 2021 To Period end date 31 December 2021

Charity name: James Goodman Almshouse Charity

Charity registration number: 200302

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	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 in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Accommodation/housing for elderly/old People
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	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 information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	

Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.36	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	There are twenty 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. One of the out buildings had significant roof repairs. Further plans are being considered to provide on site parking at one of the older property sites. As at 31 December 2021, twenty of the twenty properties were occupied.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	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.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Surplus cash is placed on deposit or invested in accumulation shares for the purposes of the Cyclical Maintenance Fund and Extraordinary Repair Fund.
Amount of reserves held	Para 1.22	Cash reserves at 31 December 2021 are £195,193 (2020 : £138,162)
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.45	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	The Charity is governed by a Charity Commission Scheme dated 14th January 1997.
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	The Charity is Unincorporated association
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	James Goodman Almshouse Charity
Other name the charity uses	N/A
Registered charity number	200302
Charity's principal address	11 Goodman Court Cranfield Bedfordshire 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	H Retman			
5	J Lloyd			
6	J Rust			
7				
8				
9				
10				

Corporate trustees – names of the directors at the date the report was approved

Director name		
N/A		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/A		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

N/A

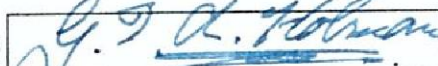
Other optional information

--

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	G J A Holman	
Position (eg Secretary, Chair, etc)	Chairman	

Date 12th August 2022





Section A Independent Examiner's Report

Report to the trustees/ members of	James Goodman Almshouse Charity		
On accounts for the year ended	31 December 2021	Charity no (if any)	200302
Set out on pages	8-9		

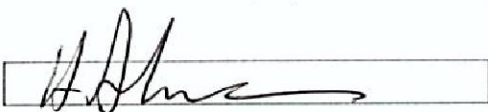
I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 12 / 2021.

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: 16 August 22

Name: Howard Ashmore

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

Address: Godfrey Laws & Co Limited
69 Knowl Piece, Wilbury Way, Hitchin, Hertfordshire
SG4 0TY

Section B

Disclosure

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

01/01/2021

To

31/12/2021

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					
Donations, legacies and grants	76,332	-	-	76,332	73,410
Dividends	19,211	-	-	19,211	20,250
Rent	10,334	-	-	10,334	10,318
Interest	16	-	-	16	90
Solar electric	302	-	-	302	323
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	106,196	-	-	106,196	104,391
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	106,196	-	-	106,196	104,391
A3 Payments					
Water rates	3,882	-	-	3,882	5,011
Telephone	471	-	-	471	393
Light and heat	2,236	-	-	2,236	312
Repairs and maintenance	18,428	-	-	18,428	10,436
Insurance & subscriptions	3,049	-	-	3,049	2,973
Bank charges	3	-	-	3	20
Admin wages & costs	15,120	-	-	15,120	14,880
Accountancy	1,080	-	-	1,080	-
Sundry	75	-	-	75	-
Legal	1,325	-	-	1,325	-
Management fees	496	-	-	496	495
	-	-	-	-	-
Sub total	46,165	-	-	46,165	34,520
A4 Asset and investment purchases, (see table)					
Improvements to property	-	-	-	-	-
Fixtures and fittings additions	-	-	-	-	4,203
Purchase of investment	3,000	-	-	3,000	3,000
	-	-	-	-	-
Sub total	3,000	-	-	3,000	7,203
Total payments	49,165	-	-	49,165	41,723
Net of receipts/(payments)	57,031	-	-	57,031	62,668
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	138,162	-	-	138,162	70,290
Cash funds this year end	195,193	-	-	195,193	132,958

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	195,193	-	-
		-	-	-
	Total cash funds	195,193	-	-
	<small>(agree balances with receipts and payments account(s))</small>			
B2 Other monetary assets	<small>Details</small>	<small>Unrestricted funds to nearest £</small>	<small>Restricted funds to nearest £</small>	<small>Endowment funds to nearest £</small>
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	<small>Details</small>	<small>Fund to which asset belongs</small>	<small>Cost (optional)</small>	<small>Current value (optional)</small>
	Quoted investments	Unrestricted	-	918,806
	Freehold properties-investments	Unrestricted	-	290,880
	Improvements to property	Unrestricted	-	34,994
			-	-
B4 Assets retained for the charity's own use	<small>Details</small>	<small>Fund to which asset belongs</small>	<small>Cost (optional)</small>	<small>Current value (optional)</small>
	Freehold properties-used in delivering objectives	Unrestricted	-	3,267,683
	Fixtures and fittings		-	5,176
			-	-
			-	-
B5 Liabilities	<small>Details</small>	<small>Fund to which liability relates</small>	<small>Amount due (optional)</small>	<small>When due (optional)</small>
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		G I A Holman		

James Goodman Almshouse Charity
Notes to the Statement of assets and liabilities
Year Ended 31 December 2021

Note 1. Investment assets

	Valuation brought forward	Additions / Purchases	Revaluation Increase / Decrease	Depreciation	Valuation carried forward
<u>Quoted Investment</u>					
Valuation brought forward	827,073.75	3,000.00	88,732.11		918,805.86
<u>Freehold properties-investments</u>					
132 Evington Rd	250,543.00	-	40,337.00		290,880.00
<u>Improvements to property</u>					
Parrot construction payment	34,993.79				34,993.79

Note 2. Assets retained for the charity's own use

Freehold properties-used in delivering objectives

	Valuation brought forward	Additions / Purchases	Revaluation Increase / Decrease	Depreciation	Valuation carried forward
51-55 High Street	281,253.00		8,438.00		289,691.00
12-22 High Street	468,739.00		14,062.00		482,801.00
Goodman Court	2,422,516.00		72,675.00		2,495,191.00
	3,172,508.00	-	95,175.00		3,267,683.00

Fixtures and fittings

office-vision blinds	359.51		-	89.88	269.63
Oak furniture-oak console table	129.37		-	32.34	97.03
Oak furniture-tall bookcase	208.12		-	52.03	156.09
Oak furniture-3 oak bookcase	472.48		-	118.12	354.36
Oak furniture-2 oak sideboard	483.74		-	120.93	362.80
fire safe cabinet office-safe options	786.38		-	196.59	589.78
4 x edison house heaters	1,051.57		-	262.89	788.68
shayler-replacement heater	870.38	-	-	217.59	652.78
majestic leisure-pool dining table	2,539.90	-	-	634.97	1,904.92
	6,901.44	-	-	1,725.36	5,176.08

ALMSHOUSE CHARITY OF JAMES GOODMAN

England & Wales - Charity number 200302

Accounts



Trustees' Annual Report for the period

Period start date		Period end date					
From	01	01	2020	To	31	12	2020

Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

Postcode

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	H Retman			
5	J Lloyd			
6	J Rust			
7				
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

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 <i>(eg. trust deed, constitution)</i>	The Charity is governed by a Charity Commission Scheme dated 14th January 1997.
How the charity is constituted <i>(eg. trust, association, company)</i>	
Trustee selection methods <i>(eg. appointed by, elected by)</i>	

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)

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.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

There are twenty 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. One of the out buildings had significant roof repairs. Further plans are being considered to provide on site parking at one of the older property sites. As at 31 December 2020, twenty of the twenty 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)	<i>G. P. A. Holman.</i>	
Full name(s)	G I A Holman	
Position (eg Secretary, Chair, etc)	Chairman	

Date *17/8/2021*



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

James Goodman Almshouse Charity

**On accounts for the year
ended**

31 December 2020

**Charity no
(if any)**

200302

Set out on pages

8-9

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended ~~31 / 12 / 2020~~.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, 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 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 (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

17 August 21

Name:

Howard Ashmore

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

FCA

Address:

Godfrey Laws & Co Limited

69 Knowl Piece, Wilbury Way, Hitchin, Hertfordshire

SG4 0TY



CHARITY COMMISSION
FOR ENGLAND AND WALES

James Goodman Almshouse Charity

200302

Receipts and payments accounts

CC16a

For the period
from

01/01/2020

To

31/12/2020

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					
Donations, legacies and grants	73,410	-	-	73,410	74,886
Dividends	20,250	-	-	20,250	20,123
Rent	10,318	-	-	10,318	10,348
Interest	90	-	-	90	92
Solar electric	323	-	-	323	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	104,391	-	-	104,391	105,449
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	104,391	-	-	104,391	105,449
A3 Payments					
Water rates	5,011	-	-	5,011	7,266
Telephone	393	-	-	393	517
Light and heat	312	-	-	312	926
Repairs and maintenance	10,436	-	-	10,436	18,211
Insurance & subscriptions	2,973	-	-	2,973	2,895
Bank charges	20	-	-	20	92
Admin wages & costs	14,880	-	-	14,880	25,643
Management fees	495	-	-	495	495
	-	-	-	-	-
Sub total	34,520	-	-	34,520	56,045
A4 Asset and investment purchases, (see table)					
Improvements to property	-	-	-	-	34,994
Fixtures and fittings additions	4,203	-	-	4,203	6,207
Purchase of investment	3,000	-	-	3,000	3,000
	-	-	-	-	-
Sub total	7,203	-	-	7,203	44,200
Total payments	41,723	-	-	41,723	100,245
Net of receipts/(payments)	62,668	-	-	62,668	5,204
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	75,494	-	-	75,494	70,290
Cash funds this year end	138,162	-	-	138,162	75,494

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	138,162	-	-
		-	-	-
	Total cash funds	138,162	-	-
	(agree balances with receipts and payments account(s))			

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Quoted investments	Unrestricted	-	827,074
	Freehold properties-Investments	Unrestricted	-	250,543
	Improvements to property	Unrestricted	-	34,994
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Freehold properties-used in delivering objectives	Unrestricted	-	3,172,508
	Fixtures and fittings		-	6,901
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	G I A Holman	