



# Trustees' Annual Report for the period

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

## 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)

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## 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)

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)**

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)

*G. I. A. Holman.*

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 £
<b>A1 Receipts</b>					
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	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>104,391</b>	<b>-</b>	<b>-</b>	<b>104,391</b>	<b>105,449</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>104,391</b>	<b>-</b>	<b>-</b>	<b>104,391</b>	<b>105,449</b>
<b>A3 Payments</b>					
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
	-	-	-	-	-
<b>Sub total</b>	<b>34,520</b>	<b>-</b>	<b>-</b>	<b>34,520</b>	<b>56,045</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Improvements to property	-	-	-	-	34,994
Fixtures and fittings additions	4,203	-	-	4,203	6,207
Purchase of investment	3,000	-	-	3,000	3,000
	-	-	-	-	-
<b>Sub total</b>	<b>7,203</b>	<b>-</b>	<b>-</b>	<b>7,203</b>	<b>44,200</b>
<b>Total payments</b>	<b>41,723</b>	<b>-</b>	<b>-</b>	<b>41,723</b>	<b>100,245</b>
<b>Net of receipts/(payments)</b>	<b>62,668</b>	<b>-</b>	<b>-</b>	<b>62,668</b>	<b>5,204</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>75,494</b>	<b>-</b>	<b>-</b>	<b>75,494</b>	<b>70,290</b>
<b>Cash funds this year end</b>	<b>138,162</b>	<b>-</b>	<b>-</b>	<b>138,162</b>	<b>75,494</b>

## 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 £
<b>B1 Cash funds</b>		-	-	-
	Bank balances carried forward	138,162	-	-
		-	-	-
	<b>Total cash funds</b>	<b>138,162</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))			
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>		Fund to which asset belongs	Cost (optional)	Current value (optional)
	Quoted investments	Unrestricted	-	827,074
	Freehold properties-Investments	Unrestricted	-	250,543
	Improvements to property	Unrestricted	-	34,994
			-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>		Fund to which asset belongs	Cost (optional)	Current value (optional)
	Freehold properties-used in delivering objectives	Unrestricted	-	3,172,508
	Fixtures and fittings		-	6,901
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>		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



G I A Holman

