



CHARITY COMMISSION  
FOR ENGLAND AND WALES

## 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 1.38 |  |
| 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 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<br>(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?<br>(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<br>Cranfield<br>Bedfordshire<br>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 |
|-----|

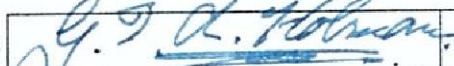
**Other optional information**

|  |
|--|
|  |
|--|

## 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 









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

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<br>to the nearest £ | Restricted funds<br>to the nearest £ | Endowment funds<br>to the nearest £ | Total funds<br>to the nearest £ | Last year<br>to the nearest £ |
|---|--|--------------------------------------|-------------------------------------|---------------------------------|-------------------------------|
| <b>A1 Receipts</b>                                    |  |                                      |                                     |                                 |                               |
| 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                           |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
| <b>Sub total (Gross income for AR)</b>                | <b>106,196</b>                         | <b>-</b>                             | <b>-</b>                            | <b>106,196</b>                  | <b>104,391</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>106,196</b>                         | <b>-</b>                             | <b>-</b>                            | <b>106,196</b>                  | <b>104,391</b>                |
| <b>A3 Payments</b>                                    |  |                                      |                                     |                                 |                               |
| 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                           |
|   | -                                      | -                                    | -                                   | -                               | -                             |
| <b>Sub total</b>                                      | <b>46,165</b>                          | <b>-</b>                             | <b>-</b>                            | <b>46,165</b>                   | <b>34,520</b>                 |
| <b>A4 Asset and investment purchases, (see table)</b> |  |                                      |                                     |                                 |                               |
| Improvements to property                              | -                                      | -                                    | -                                   | -                               | -                             |
| Fixtures and fittings additions                       | -                                      | -                                    | -                                   | -                               | 4,203                         |
| Purchase of investment                                | 3,000                                  | -                                    | -                                   | 3,000                           | 3,000                         |
|   | -                                      | -                                    | -                                   | -                               | -                             |
| <b>Sub total</b>                                      | <b>3,000</b>                           | <b>-</b>                             | <b>-</b>                            | <b>3,000</b>                    | <b>7,203</b>                  |
| <b>Total payments</b>                                 | <b>49,165</b>                          | <b>-</b>                             | <b>-</b>                            | <b>49,165</b>                   | <b>41,723</b>                 |
| <b>Net of receipts/(payments)</b>                     | <b>57,031</b>                          | <b>-</b>                             | <b>-</b>                            | <b>57,031</b>                   | <b>62,668</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>138,162</b>                         | <b>-</b>                             | <b>-</b>                            | <b>138,162</b>                  | <b>70,290</b>                 |
| <b>Cash funds this year end</b>                       | <b>195,193</b>                         | <b>-</b>                             | <b>-</b>                            | <b>195,193</b>                  | <b>132,958</b>                |



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

| Categories  | Details  | Unrestricted funds<br>to nearest £ | Restricted funds<br>to nearest £ | Endowment funds<br>to nearest £ |
|---|--|------------------------------------|----------------------------------|---------------------------------|
| <b>B1 Cash funds</b>  |  | -                                  | -                                | -                               |
|   | Bank balances carried forward                          | 195,193                            | -                                | -                               |
|   |  | -                                  | -                                | -                               |
|   | <b>Total cash funds</b>                                | <b>195,193</b>                     | <b>-</b>                         | <b>-</b>                        |
|   | (agree balances with receipts and payments account(s)) |                                    |                                  |                                 |
|   |  | Unrestricted funds<br>to nearest £ | Restricted funds<br>to nearest £ | Endowment funds<br>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                       | -                                | 918,806                         |
|   | Freehold properties-investments                        | Unrestricted                       | -                                | 290,880                         |
|   | 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                       | -                                | 3,267,683                       |
|   | Fixtures and fittings                                  |                                    | -                                | 5,176                           |
|   |  |                                    | -                                | -                               |
|   |  |                                    | -                                | -                               |
|   |  |                                    | -                                | -                               |
| <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                       |                                  |                                 |
|   |  |                                    |                                  |                                 |

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 |



