



Trustees' Annual Report for the period

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

Charity name: James Goodman Almshouse Charity

Charity registration number: 200302

Objectives and Activities

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

Additional information (optional)

You may choose to include further statements where relevant about:

SORP reference	Para 1.38	Policy on grant making

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. 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.

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	<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 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>	Para 1.22	Statement explaining the policy for holding reserves stating why they are held	Amount of reserves held	Para 1.22	Cash reserves at 31 December 2022 are £136,083 (2021 : £195,193)	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
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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 H Relman		To 19/8/2022	
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	

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	10 th Aug 2023

Section A Independent Examiner's Report

Independent examiner's report on the accounts

CHARITY COMMISSION
FOR ENGLAND AND WALES



Report to the trustees/
members of
James Goodman Almshouse Charity

On accounts for the year
ended
31 December 2022
Charity no 200302 (if any)

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.

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: 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.

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

Categories

B1 Cash funds

Bank balances carried forward

Total cash funds
(agree balances with receipts and payments account(s))

Unrestricted funds	Restricted funds	Endowment funds
to nearest £	to nearest £	to nearest £
-	-	-
136,083	-	-
136,083	-	-
136,083	-	-

Details

B2 Other monetary assets

Details

B3 Investment assets

Details
Quoted investments
Freehold properties-investments
Improvements to property
Deposit on Freehold properties

Fund to which asset belongs	Cost (optional)	Current value (optional)
Unrestricted	-	908,217
Unrestricted	-	290,880
Unrestricted	-	34,994
Unrestricted	-	115,604
Unrestricted	-	-

B4 Assets retained for the charity's own use

Details
Freehold properties-used in delivering objectives
Fixtures and fittings

Fund to which asset belongs	Cost (optional)	Current value (optional)
Unrestricted	-	3,267,683
	-	3,882
	-	-
	-	-
	-	-

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
G. A. Holman

Print Name
G I A Holman

Date of approval
10 July 2023

Note 1. Investment assets

Quoted investment	Valuation brought forward	Valuation brought forward	Purchases	Revaluation Increase / Decrease	Depreciation	Valuation carried forward
Valuation brought forward	918,805.86	3,000.00	-	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						
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

	Revaluation	Valuation brought forward	Valuation brought forward	Depreciation	Valuation carried forward
51-55 High Street		289,691.00	289,691.00		289,691.00
12-22 High Street		482,801.00	482,801.00		482,801.00
Goodman Court		2,495,191.00	2,495,191.00		2,495,191.00
		3,267,683.00	3,267,683.00	-	3,267,683.00

Fixtures and fittings

office-vision blinds	269.63	-	67.41	202.22
Oak furniture-oak console table	97.03	-	24.26	72.77
Oak furniture-tall bookcase	156.09	-	39.02	117.07
Oak furniture-3 oak bookcase	354.36	-	88.59	265.77
Oak furniture-2 oak sideboard	362.80	-	90.70	272.10
fire safe cabinet office-safe options	589.78	-	147.45	442.34
4 x edison house heaters	788.68	-	197.17	591.51
shayler-replacement heater	652.78	-	163.20	489.59
majestic leisure-pool dining table	1,904.92	-	476.23	1,428.69
	5,176.08	-	1,294.02	3,882.06