



CHARITY COMMISSION
FOR ENGLAND AND WALES

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	

Trustee's Annual Report for the period

From Period: (For date of closing 2024 for period end date: 31/12/2024)

Charity Name: (Name of the charity)

Charity Registration No: (Number)

Objectives and Activities

The charity's objectives are to provide support and assistance to people in need, and to promote the welfare of the community. The charity's activities include providing financial support, providing advice and guidance, and providing emotional support.

The charity's activities are carried out through a number of different channels, including direct support, advice and guidance, and emotional support. The charity's activities are carried out in a number of different ways, including through the provision of financial support, through the provision of advice and guidance, and through the provision of emotional support.

The charity's activities are carried out in a number of different ways, including through the provision of financial support, through the provision of advice and guidance, and through the provision of emotional support.

The charity's activities are carried out in a number of different ways, including through the provision of financial support, through the provision of advice and guidance, and through the provision of emotional support.

The charity's activities are carried out in a number of different ways, including through the provision of financial support, through the provision of advice and guidance, and through the provision of emotional support.

The charity's activities are carried out in a number of different ways, including through the provision of financial support, through the provision of advice and guidance, and through the provision of emotional support.

The charity's activities are carried out in a number of different ways, including through the provision of financial support, through the provision of advice and guidance, and through the provision of emotional support.

The charity's activities are carried out in a number of different ways, including through the provision of financial support, through the provision of advice and guidance, and through the provision of emotional support.

The charity's activities are carried out in a number of different ways, including through the provision of financial support, through the provision of advice and guidance, and through the provision of emotional support.

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 *17th October 2025.*



Section A

Independent Examiner's Report

Report to the trustees/
members of

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

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

01/01/2024

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

CC162

of the first and second payments are equal

1. The first payment is made at the end of the first period.

2. The second payment is made at the end of the second period.

3. The third payment is made at the end of the third period.

4. The fourth payment is made at the end of the fourth period.

5. The fifth payment is made at the end of the fifth period.

6. The sixth payment is made at the end of the sixth period.

7. The seventh payment is made at the end of the seventh period.

8. The eighth payment is made at the end of the eighth period.

9. The ninth payment is made at the end of the ninth period.

10. The tenth payment is made at the end of the tenth period.

11. The eleventh payment is made at the end of the eleventh period.

12. The twelfth payment is made at the end of the twelfth period.

13. The thirteenth payment is made at the end of the thirteenth period.

14. The fourteenth payment is made at the end of the fourteenth period.

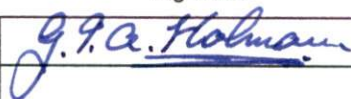
15. The fifteenth payment is made at the end of the fifteenth period.

16. The sixteenth payment is made at the end of the sixteenth period.

17. The seventeenth payment is made at the end of the seventeenth period.

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
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets				
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets				
	Quoted investments	Unrestricted	-	436,815
	Improvements to property	Unrestricted	-	34,994
			-	-
B4 Assets retained for the charity's own use				
	Freehold properties-used in delivering objectives	Unrestricted	-	6,284,399
	Fixtures and fittings		-	3,158
			-	-
			-	-
			-	-
B5 Liabilities				
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval
		G I A Holman	17 October 2025