

REED'S CLOSE

England & Wales · Charity number 202809

Details

Other names REED'S ALMSHOUSE CHARITY, THE ALMSHOUSES - BREDON

Status Registered

Legal form Other

Registered 1962-03-09

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

Contact

Address Woodside
Cheltenham Road
Bredon
Tewkesbury
GL20 7ND

Phone 01684772167

Email c.poulton@btinternet.com

Activities

Objects: THE PROVISION OF ALMSHOUSES FOR POOR PERSONS OF GOOD CHARACTER RESIDENT IN THE PARISH OF BREDON.

Activities: Provide Almshouse accommodation for elderly people in Bredon and surrounding parishes

Classification

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

Geography

- **Area of benefit:** BREDON
- Worcestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£25,827	£29,989	-	-
2024-12-31	£25,647	£15,357	-	-
2023-12-31	£24,668	£28,172	-	-
2022-12-31	£23,842	£7,436	-	-
2021-12-31	£21,080	£11,782	-	-

Trustees

Name	Role	Appointed
Chris Poulton	Chair	
Carolyn Cam		2023-01-12
Dr Andrew Walker		2023-01-12
JENNIFER STEPHENS		
MAVIS JOAN NEEDHAM		
ROBERT SLY		2017-01-01

REED'S CLOSE

England & Wales - Charity number 202809

Accounts

Annual report of the Trustees for the year ending 31st December 2025.

Charity name: Reed's Close Almshouse Charity, Bredon

Charity number: 202809

Principal address: Woodside, Cheltenham Road, Bredon GL20 7ND

Trustees as at 31/12/2025

Chris Poulton Chair and Acting Clerk to the Trustees

Joan Needham Trustee

Rob Sly Trustee nominated by Parish Council

Dr Andrew Walker Trustee

Brod Whiting Trustee nominated by Parish Council

Gail Whiting Trustee

Lyn Cam Trustee

Tim Cam Trustee

Architect

Richard Basnett B.Sc (hons) FRICS.

Type of governing document:

Regulated by a scheme of the Charity Commissioners of 6th May 1884 and comprised in an Order made by the Commissioners under the Local Government Act 1894, s14(3), and in the matter of the Charities Act 1960.

Sealed 10th April 1978.

Summary of the objectives of the charity.

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 the scheme. The residents shall be poor persons of good character who are resident in the Parish of Bredon at the time of appointment. They will contribute a weekly sum towards the cost of maintaining the almshouses and the essential services therein.

Summary of the main achievements of the charity during the subject year.

- Providing secure accommodation for 6 beneficiaries including maintenance of the central heating supply
- Repair and upkeep of the 6 houses with regard to supply of all services, including replacement of immersion heater to no 6, replacing w/c to no 5 and various other minor works.
- Improvement of all 6 houses by fitting secondary glazing to all windows
- Complying with the requirements of the Quinquennial Survey carried out on 31st March 2023.
- Supervising redecoration of the exterior of the properties, together with minor repairs including replacement of door hinges.
- Updating fire precautions to each house, including replacement of fire extinguishers as necessary.
- Maintaining adequate insurance cover of the houses.
- Maintaining membership of the Almshouses Association and taking advice from that body as needed.
-

Reeds Close, Bredon, Summary of the Bank Current Account Year

<u>Receipts</u>	2024	2025	2024	2023	<u>Payments</u>
£		£	£	£	
Bank Curren	8907 £	19,162	8,871	22,434	Insurance
					Administra
					subs inc ho
					Water and
					Gas heating
					Gas maint c
					Electricity
Contributions from residents					Maintenanc
Weekly mail	19162 £	19,457	19,162	18,063	Garden
Heating and	3880 £	3,636	3,880	4,160	Fire precaut
Dividends	2604 £	2,733	2,604	2,444	electrical re
					Gen repairs
Wayleave p	1 £	1	1	1	Ext decn
					Kit to no 5
					W/C to no5
					Shwr to no2
					Sec glazing
					ERF
					CMF
					Sub totals
					Current Ac
Total	34553 £	44,989	34,518	47,102	Total

Year ended 31st December 2025

	2025	2024	2023
	£	£	£
	1,406	1,430	1,324
tion			
	553	543	2,499
	2,626	1,985	1,705
	5,246	6,084	7,052
	78	78	72
	262	642	576
se			
	904	878	942
	384	216	0
	0	1,413	9,445
	600	2,088	4,617
	3,469	0	0
	1,636	0	0
	324	0	0
	467	0	0
	12,034	0	0
	10,000	0	10,000
	0	0	0
	39,989	15,357	38,231
	5,001	19,162	8,871
	<u>44,989</u>	<u>34,519</u>	<u>47,102</u>

Accounts of the Trustees of Reed's Close Almshouses 2025

The above receipts and payments account is in accordance with the books.

I have tested the entries in the books with the vouchers.

Chris Poulton



David Carter



Acting clerk and treasurer

Date

2.3.26

Date

2/3/25

REED'S CLOSE

England & Wales - Charity number 202809

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Jenny Stephens Trustee

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Summary of the main achievements of the charity during the subject year.

- Providing secure accommodation for 6 beneficiaries including maintenance of the central heating supply
- Repair and upkeep of the 6 houses with regard to supply of all services
- Improvement of all 6 houses by fitting secondary glazing to all windows
- Complying with the requirements of the Quinquennial Survey carried out on 31st March 2023
- Upgrading flooring to nos 1 and 5 living rooms
- Maintaining adequate insurance cover of the houses.
- Maintaining membership of the Almshouses Association and taking advice from that body as needed.
- Maintaining financial reserves at an acceptable level, including investment of surplus funds with bodies recommended by the Almshouses Association so as to finance long term maintenance and improvement of the buildings.

Reeds Close, Bredon, Summary of the Bank Current Account Year ended 31st December 2024

<u>Receipts</u>	2024	2023	2022	<u>Payments</u>	2024	2023	2022
	£	£	£		£	£	£
Bank Current Account Jan 24	8,871	22,434	5,968	Insurance	1430	1,324	1,439
				Administration			
				subs inc honorarium	543	2,499	387
				Water and sewage	1985	1,705	1,478
				Gas heating	6084	7,052	2,154
				Gas maint contract	78	72	72
				Electricity	642	576	397
Contributions from residents				Maintenance			
Weekly maintenance charge	19,162	18,063	18,470	Garden	878	942	816
Heating and lighting	3,880	4,160	3,120	Fire precautions	216	0	0
				electrical rewiring	1413	9,445	693
Dividends	2,604	2,444	2,251				
				Gen repairs	968	3,583	0
Wayleave payment	1	1	1	new w/m or drier	0	543	0
				Carpets to g/f no5	1120	0	0
				Rat control	0	491	0
				ERF	0	10,000	0
				CMF	0	0	0
				Sub totals	15357		
				Current Ac 31/12/24	19162	8,871	22,374
Total	34,518	47,102	29,810	Total	34519	47,102	29,810

Sheet2

The investments held by the Trustees on 31.12.2024 were:

	2,024		2023		2022	
	£	£	£	£	£	£
63941 shares in NAACIF	59,356		57,431		56,466	
365 shares NAACIF	339		328		322	
Invested in 2024	0		0		0	
Total		59,695		57,759		56,788
COIF Charities CO7893						
Balance at 1/1/24	831		796		788	
Interest added	42		35		8	
Balance at 31/12/24		873		831		796
COIF Charities CO7894						
Balance held 1/1/24	162		155		154	
Interest added	9		7		1	
Balance 31/12/24		171		162		155
COIF Charities CO7895						
Balance held 1/1/24	50,365		38,304		37,934	
Interest added	2,581		2,061		270	
Invested in 2024	0		10,000		0	
Balance held 31/12/24	113,685	52,946		50,365		38,304
Lloyds Current account		19,162		8,871		22,374
Total of investments at 31/12/24		132,847		117,988		118417

Bank Receipts and Payments Summary 2024

	2,024	2023	2022
	£	£	£
Total receipts	25,648	24,668	23,842
Total Payments	<u>15,357</u>	<u>28,231</u>	<u>17,436</u>
Excess recpts over paymnts	<u>10,291</u>	<u>-3,563</u>	<u>6,406</u>
Change in Total Assets			
Assets at Jan1st 2024	117,988	118,477	103,411
Add excess of receipts over payments	10,291	-3,563	6,406
Interest added to deposits	2,604	570	379
Inc (dec) in value of shares	1,964	2,444	8,221
Total assets at 31st Dec 2024	<u>132,847</u>	<u>117,928</u>	<u>118,477</u>

The above receipts and payments account is in accordance with the books.

I have tested the entries in the books with the vouchers.

Signed David Carter

D. Carter

Dated

6/3/25

Signed Chris Poulton
Acting Clerk and Treasurer

C. Poulton

Dated

6.3.25