

Annual report of the Trustees for the year ending 31st December 2024.

Charity name: Reed's Close Almshouse Charity, Bredon

Charity number: 202809

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

Trustees as at 31/12/2024

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

Lyn Cam Trustee

Jenny Stephens 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
- 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
	£	£	£		£	£	£
				Insurance	1430	1,324	1,439
				Administration			
Bank Current Account Jan 24	8,871	22,434	5,968	subs inc honorarium	543	2,499	387
				Water and sewage	1985	1,705	1,478
				Gas heating	6084	7,052	2,154
Contributions from residents				Gas maint contract	78	72	72
Weekly maintenance charge	19,162	18,063	18,470	Electricity	642	576	397
Heating and lighting	3,880	4,160	3,120	Maintenance			
				Garden	878	942	816
Dividends	2,604	2,444	2,251	Fire precautions	216	0	0
				electrical rewiring	1413	9,445	693
Wayleave payment	1	1	1	Gen repairs	968	3,583	0
				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