

## **Annual report of the Trustees for the year ending 31<sup>st</sup> 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 6<sup>th</sup> 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 10<sup>th</sup> 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 31<sup>st</sup> 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.
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## Reeds Close, Bredon, Summary of the Bank Current Account Year

<u>Receipts</u>	<b>2024</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>	<u>Payments</u>
£		£	£	£	
Bank Currer	8907 £	19,162	8,871	22,434	<b>Insurance</b>
					<b>Administra</b>
					subs inc ho
					Water and
					Gas heating
					Gas maint c
					Electricity
<b>Contributions from residents</b>					<b>Maintenanc</b>
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
					<b>ERF</b>
					CMF
					<b>Sub totals</b>
					Current Ac
<b>Total</b>	<b>34553 £</b>	<b>44,989</b>	<b>34,518</b>	<b>47,102</b>	<b>Total</b>

Year ended 31st December 2025

	<b>2025</b>	<b>2024</b>	<b>2023</b>
	£	£	£
	1,406	1,430	1,324
<b>tion</b>			
	553	543	2,499
	2,626	1,985	1,705
	5,246	6,084	7,052
	78	78	72
	262	642	576
<b>ce</b>			
	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
	<b>39,989</b>	<b>15,357</b>	<b>38,231</b>
	5,001	19,162	8,871
	<b><u>44,989</u></b>	<b><u>34,519</u></b>	<b><u>47,102</u></b>

**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