

## **Bradfield Consolidated Charities**

### **Trustees report y/e 31/12/2024**

The Almshouses consist of four cottages in Mariners Lane constructed in 1810 set up under Charitable status to assist with the provision of housing for qualifying local people.

The accounts for the year ended 2024 show a positive cashflow of £8k.

Surplus funds are being used to re-establish a prudent cash balance having depleted funds in the last five years, after refurbishing of three of the four properties costing £180,000.

This essential investment has been financed in part through our reserves and by loans kindly granted by the Almshouse Association, that are interest free and repayable over 10 years.

A big thank you to those who have supported us through the projects, and particularly to the Bradfield Parish Council for their recent kind donation of £200.

It remains our policy to manage income, expenditure and retained funds so that the houses are kept in good order in perpetuity to ensure the wellbeing of the occupants. All properties remain fully occupied with five happy and warm residents.

**Bradfield Parochial Charities**  
**Accounts to 31/12/24**

	Actual 2024	Budget 2024	Last Year 2023	B/(W) Budget	B/(W) 2023	
Rent	24,545	24,466	18,871	79	5,674	5% inc from May 24
Investment Income	42	-	40	42	3	
Other Income	800	500	1,414	300	(614)	DHL 500, Howdens 200, parish council 100
Interest received	0	-	116	0	(115)	
<b>Total Income</b>	<b>25,387</b>	<b>24,966</b>	<b>20,440</b>	<b>422</b>	<b>4,948</b>	
Heating Oil	2,974	4,000	3,996	1,026	1,021	Bill paid Dec 23
Repairs & Maintenance	1,674	1,500	750	(174)	(924)	
Renovation no1			0	0	0	
Renovation no3 (full settlement)			82,653	0	82,653	
Renovation no4			0	0	0	
Garden Maintenance	858	1,400	1,363	543	505	
Water Rates	1,495	1,400	1,322	(95)	(172)	
Electricity	545	600	509	55	(36)	
Insurance	1,355	1,700	3,039	345	1,684	
Subscriptions	275	300	420	25	145	
Council Tax	0	-	(612)	0	(612)	
Other	0	2,000	2,366	2,000	2,366	
<b>Total Expenses</b>	<b>9,175</b>	<b>12,900</b>	<b>95,805</b>	<b>3,725</b>	<b>86,630</b>	
<b>Operating Surplus / (Deficit)</b>	<b>16,212</b>	<b>12,066</b>	<b>(75,365)</b>	<b>4,146</b>	<b>91,577</b>	
Realised gain/(loss) on investments						
Unrealised gain/(loss) on investments	78		49	78	(28)	
<b>Total Surplus / (Deficit)</b>	<b>16,290</b>	<b>12,066</b>	<b>(75,316)</b>	<b>4,224</b>	<b>91,549</b>	

**Assets and Liabilities**

	At 31/12/24	At 31/12/23	
<b>Investments</b>			
NAACIF - Share Income	973	941	32
NAACIF - Share Accumulation	620	574	46
	<b>1,593</b>	<b>1,516</b>	<b>78</b>
<b>Cash Held</b>			
Current Account*	14,882	6,545	8,337
Instant Account	0	0	0
BIA2	14	14	0
	<b>14,897</b>	<b>6,560</b>	<b>8,337</b>
Almshouse Loan	(67,725)	(75,600)	7,875
<b>Net Assets</b>	<b>(51,235)</b>	<b>(67,525)</b>	<b>16,290</b>

\*Assumes BPMS settled in full at £21,585.89 (no interest or fees)

\* AA loan is £7,876 pa

<b>Underlying Surplus / (Deficit)</b>	<b>16,212</b>	<b>12,066</b>	<b>7,288</b>
Renovation no1	0	0	0
Renovation no3 (full settlement)	0	0	(82,653)
Renovation no4	0	0	0
<b>Operating Surplus / (Deficit)</b>	<b>16,212</b>	<b>12,066</b>	<b>(75,365)</b>

**Bradfield Parochial Charities**

(240445)

**Report to the Trustees of accounts for the year ended 31st December 2024  
as set out on page 2**

**RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER**

The Trustees, are responsible for the preparation of the accounts. The Trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the Act) and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Act; and
- state whether particular matters have come to my attention.

**BASIS OF INDEPENDENT EXAMINER'S REPORT**

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**INDEPENDENT EXAMINER'S STATEMENT**

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*Marett Limited*

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Date: 21 October 2025