

# BRIDGE ALMSHOUSES

England & Wales · Charity number 250677

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1967-02-02

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

## Contact

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**Address** 16 Oakdene Road  
Marple  
Stockport  
SK6 6PJ

**Phone** 01614276306

## Activities

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**Objects:** 1) THE OBJECTS OF THE CHARITY ARE:A) THE PROVISION OF HOUSING ACCOMMODATION FOR BENEFICIARIES; ANDB) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THE TRUSTEES DECIDE.2) THE LAND IDENTIFIED IN PART 1 OF THE SCHEDULE TO THIS SCHEME MUST BE RETAINED BY THE TRUSTEES FOR USE FOR THE OBJECTS OF THE CHARITY.

**Activities:** The Charity oversees five almshouses, collects weekly maintenance contributions from the five occupiers, and maintains the properties in a good state of repair, and looks after the welfare of the five lady occupants. The five houses are 139-147, Church Lane, Marple, Stockport SK6 7LD.

## Classification

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

## Geography

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- **Area of benefit:** THE MUNICIPAL WARDS OF NORTH ADN SOUTH MARPLE.
- Stockport

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£26,906	£74,559	-	-
2024-12-31	£25,347	£12,656	-	-
2023-12-31	£24,049	£5,815	-	-
2022-12-31	£21,421	£5,854	-	-
2021-12-31	£19,532	£4,396	-	-

## Trustees

Name	Role	Appointed
<b>REV DANIEL ROBERT CURRIE</b>	Chair	2016-02-02
Christopher John Buckley		2019-06-05
Cllr Colin MacAlister		2023-10-01
Deacon Jude Laycock		2024-07-01
MR BILL RILEY		2004-10-01
PAULINE HARRISON		2015-10-14

**BRIDGE ALMSHOUSES**

England & Wales - Charity number 250677

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# Accounts

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**Bridge Almshouses  
Income & Expenditure Account  
Year Ended 31 December 2025**

2024

£	£		£	£
		<b>Income</b>		
17940.00		Residential charges (see note 1)	18460.20	
<u>1190.71</u>	16749.29	Voids	<u>0.00</u>	18460.20
4738.20		Investment Income	5331.23	
<u>3859.60</u>	<u>8597.80</u>	Bank Interest	<u>3114.84</u>	<u>8446.07</u>
	25347.09	<b>Total Income</b>		26906.27
		<b>Expenditure</b>		
		<b>Property costs</b>		
902.54		Insurance	1033.92	
7827.00		Repairs Major (see note 2)	63364.33	
		Profess.	<u>5556.00</u>	68920.33
737.75		Maintenance	1910.42	
162.40		Gas & Electric	25.00	
471.35		Council Tax(net)		
<u>565.00</u>	10666.04	Inspection Charges	<u>697.65</u>	<u>72587.32</u>
1178.00		Service charges	1109.40	
103.41		Office expenses	121.26	
287.00		Subscriptions & Fees	335.15	
350.00		Christmas gratuities, etc	350.00	
<u>71.60</u>	<u>1990.01</u>	Bank Charges	<u>55.60</u>	<u>1971.41</u>
	12656.05	<b>Total Expenditure</b>		74558.73
	12691.04	<b>Surplus for the year</b>		-47652.46
-5000.00		Transfer Cyclical repairs reserve	25000.00	
<u>0.00</u>	-5000.00	Extraordinary repairs reserve	<u>39000.00</u>	64000.00
	7691.04	<b>Revised surplus/Loss for the year</b>		16347.54

**Bridge Almshouses**  
**Balance Sheet as at 31 December 2025**

2024	£	£ Capital Employed	£	£
		<b>Undesignated Funds</b>		
		<b>Income &amp; Expenditure Account</b>		
64228.76		B/fwd 1 January 2025	71919.80	
7691.04		Surplus/Loss 2025	16347.54	
<u>0.00</u>	71919.80	Trf. Investment Revaluation	<u>0.00</u>	88267.34
		<b>Investment Revaluation</b>		
55077.35		B/fwd 1 January 2025	59576.06	
4498.71		Unrealised Gain/Loss 2025	15060.39	
<u>0.00</u>	59576.06	Trf. Income & Exp. Account	<u>0.00</u>	74636.45
		<b>Designated Funds</b>		
		<b>Cyclical Repairs Reserve</b>		
25000.00		B/fwd 1 January 2025	30000.00	
<u>5000.00</u>	30000.00	Trf. Inc. & Exp. 2025	<u>-25000.00</u>	5000.00
		<b>Extraordinary Repairs Reserve</b>		
48053.67		B/fwd 1 January 2025	48053.67	
<u>0.00</u>	<u>48053.67</u>	Trf. Inc. & Exp. 2025	<u>-39000.00</u>	<u>9053.67</u>
		<b>209549.53 Total Capital Employed</b>		<b>176957.46</b>

	£	Employment of Capital	£	£
		<b>Fixed Assets</b>		
		<b>Housing Properties</b>		
57450.00		Cost of Renovations	57450.00	
<u>-57449.00</u>	1.00	Housing Corporation Grants	<u>-57449.00</u>	1.00
		<b>Investments</b>		
115209.42		B/fwd 1 January 2025	124371.04	
4662.91		Accumulated Income : 2025	5252.23	
<u>4498.71</u>	<u>124371.04</u>	Change in Market Value 2025	<u>15060.39</u>	<u>144683.66</u>
		<b>124372.04 Total Fixed Assets</b>		<b>144684.66</b>
		<b>Net Current Assets</b>		
2301.82		Cash at bank	29419.77	
83914.97		CCLA deposit fund	3029.81	
460.70		Debtors	573.22	
0.00		Insurance prepay	0.00	
		Rent arrears		
<u>-1500.00</u>		Accruals	<u>-750.00</u>	
		<b>85177.49 Total Net Current Assets</b>		<b>32272.80</b>
		<b>209549.53 Total Employment of Capital</b>		<b>176957.46</b>

**Bridge Almshouses**  
**Notes to the Accounts**  
**Year Ended 31 December 2025**

**1 Rents**

Rent for each property was £71 per week. There were no voids during the year.  
Rents are reviewed annually and from 1 January 2026 will be £74 per week.

**2 Repairs**

Major renovation work on all properties commenced in October 2025 and will be completed in early 2026. Work has been carried out by Generation NW under the supervision of architects, Warburtons Associates. Costs to date £68920.33.

**3 Housing Properties**

The 5 almshouses date back to 1855 & there is no record of the original cost and no value is attributed thereto. The cost included in these Accounts relates to renovations which were funded by Housing Corporation Grants.

In June 2025 a Valuation of the Properties was carried out by Knight Surveys Ltd. A Building Reinstatement Cost of £1328775 was arrived at and has been used for insurance purposes only. No adjustment for the Valuation has been made in these Accounts.

4 Because of the major renovation work, £25000 from the Cyclical Reserve and £39000 from the Extraordinary Reserve has been transferred to Income&Exp.A/C. This leaves £14053.67 in total in Repair Reserves. Amount in the CCLA deposit a/c is £3029.81(including interest) with a further £20000 transferred in January 2026.

**5 Investments**

On 4 October 2019 the National Association of Almshouses Common Investment Fund was merged into the M&G Multi Asset Fund. No.of Shares is unaltered. There has been an increase in the market value of the Fund during the year of £15,060.39

M&G Charity Multi Asset Fund	Income Shares	Accumulation Shares	Total
Number of shares	1859	1013	2872
Market value			
1st January 2025	1725.71	122645.33	124371.04
Accumulated income	0.00	5252.23	5252.23
Unrealised gain(loss)	196.87	14863.52	15060.39
Disposal			<u>0.00</u>
Market value			
31st December 2025	1922.58	142761.08	144683.66
Cost 1st January 2025	636.00	64158.98	64794.98
Income re-invested		5252.23	5252.23
Cost 31st December 2025	636.00	69411.21	70047.21

**6 Accruals**

**£750 estimated cost for 1 fireplace remaining to be installed**

**REPORT OF THE TRUSTEES OF BRIDGE ALMSHOUSES, MARPLE**  
**FOR THE YEAR ENDED 31 DECEMBER 2025**

Registered charity number 250677

The Charity is an Almshouse charity, providing accommodation for women in need living alone. The Charity operates exclusively within the wards of Marple North and Marple South, in the Metropolitan Borough of Stockport.

The Charity's Governing Instrument is a Scheme made by the Charity Commissioners on 16<sup>th</sup> January 2002. This provides for seven Trustees, of whom one Trustee is nominated by Stockport Metropolitan Borough Council, whilst a further four co-opted Trustees are appointed by the Trustee Body. The two remaining Trustees are appointed ex officio, one being the Incumbent of All Saints, Marple and the other being the Minister of the Methodist Church in Church Lane, Marple and the Minister of the United Reformed Church in Hibbert Lane, Marple, who shall hold office alternately for four years. Trustees are usually recruited from the local churches in Marple.

The Trustees of the Charity are:

Rev Daniel Currie (Chair from 1<sup>st</sup> March 2022 for four-year term)

Deacon Jude Laycock

William Riley

Pauline Harrison

Councillor Colin MacAlister

Marion Jefferson (until 30<sup>th</sup> September 2025)

Christopher Buckley

The Clerk to the Trustees is Pamela Kirkpatrick.

The Office of the Charity is 289 Longhurst Lane, Mellor, Stockport, Cheshire SK6 5PW.

The Charity's Bankers are HSBC Bank plc, 5 Great Underbank, Stockport SK1 1LH.

The Charity's Solicitors are Beightons Solicitors, St. Mary's Chambers, St. Mary's Gate, Derby DE1 3JA.

The Charity, acting under powers contained in its Scheme and elsewhere approved by the Charity Commissioners, maintains two designated reserves: an extraordinary repair fund and a cyclical maintenance fund. These are invested in special range funds. The Charity's endowment capital together with much of the extraordinary repair fund is invested in the National Association of Almshouses Common Investment Fund. More liquid funds are invested with the Charity's Bankers.

The Charity maintains an estate of 5 houses.

The Trustees met three times during the year, one meeting in person and two meetings via video conferencing (Zoom).

The Trustees decided that the Weekly Maintenance Contribution, from 1<sup>st</sup> January 2026, would increase to £74 a week, these contributions to be paid by monthly standing order.

Signed:

Rev Daniel Currie (Chair)

Date: 5<sup>th</sup> March 2026



**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

**Independent examiner's report on the  
accounts**

**Section A**

**Independent Examiner's Report**

**Report to the trustees**

BRIDGE ALMSHOUSES

**On accounts for the year  
ended**

31 DECEMBER 2025 Charity no (if any) 250677

**Set out on pages**

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

**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**

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

\* Please delete the words in the brackets if they do not apply.

Signed:

Date: 28 February 2026

Name: STEPHEN REYNOLDS

**Relevant professional  
qualification(s) or body**

FCA

(if any):

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Address:

S WHITEOAK CLOSE
MARPLE
STOCKPORT SK6 6NT

**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.

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**BRIDGE ALMSHOUSES**

England & Wales - Charity number 250677

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# Accounts

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**REPORT OF THE TRUSTEES OF BRIDGE ALMSHOUSES, MARPLE**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

Bridge Almshouses is a Registered Charity (250677) and a Registered Social Landlord (A3049). The Charity is an Almshouse charity, providing accommodation for women in need living alone. The Charity operates exclusively within the wards of Marple North and Marple South, in the Metropolitan Borough of Stockport.

The Charity's Governing Instrument is a Scheme made by the Charity Commissioners on 16<sup>th</sup> January 2002. This provides for seven Trustees, of whom one Trustee is nominated by Stockport Metropolitan Borough Council, whilst a further four co-opted Trustees are appointed by the Trustee Body. The two remaining Trustees are appointed ex officio, one being the Incumbent of All Saints, Marple and the other being the Minister of the Methodist Church in Church Lane, Marple and the Minister of the United Reformed Church in Hibbert Lane, Marple, who shall hold office alternately for four years.

The Trustees of the Charity are:

Rev Daniel Currie (Chair from 1<sup>st</sup> March 2022 for four-year term)

Deacon Jude Laycock (from 4<sup>th</sup> July 2024)

William Riley

Pauline Harrison

Councillor Colin MacAlister

Marion Jefferson

Christopher Buckley

The Clerk to the Trustees is Pamela Kirkpatrick.

The Office of the Charity is 289 Longhurst Lane, Mellor, Stockport, Cheshire SK6 5PW.

The Charity's Bankers are HSBC Bank plc, 5 Great Underbank, Stockport SK1 1LH.

The Charity's Solicitors are Beightons Solicitors, St. Mary's Chambers, St. Mary's Gate, Derby DE1 3JA.

The Charity, acting under powers contained in its Scheme and elsewhere approved by the Charity Commissioners, maintains two designated reserves: an extraordinary repair fund and a cyclical maintenance fund. These are invested in special range funds. The Charity's endowment capital together with much of the extraordinary repair fund is invested in the National Association of Almshouses Common Investment Fund. More liquid funds are invested with the Charity's Bankers.

The Charity maintains an estate of 5 houses.

The Trustees met three times during the year, one meeting in person and two meetings via video conferencing (Zoom).

The Trustees decided that the Weekly Maintenance Contribution, from 1<sup>st</sup> January 2024, would increase to £69 a week, these contributions to be paid by monthly standing order.

Signed:

Rev Daniel Currie (Chair)

Date: 13<sup>th</sup> February 2025

**Bridge Almshouses**  
**Income & Expenditure Account**  
**Year Ended 31 December 2024**

2023

£	£		£	£
<b>Income</b>				
16900.20		Residential charges (see note 1)	17940.00	
<u>0.00</u>	16900.20	Voids	<u>1190.71</u>	16749.29
4404.35		Investment Income	4738.20	
<u>2744.57</u>	<u>7148.92</u>	Bank Interest	<u>3859.60</u>	<u>8597.80</u>
	24049.12	<b>Total Income</b>		25347.09
<b>Expenditure</b>				
<b>Property costs</b>				
988.81		Insurance	902.54	
2422.69		Repairs Major	7827.00	
609.48		Maintenance	<u>737.75</u>	8564.75
25.00		Gas& Electric	162.40	
0.00		Council Tax(net)	471.35	
<u>450.00</u>	4495.98	Inspection Charges	<u>565.00</u>	10666.04
686.90		Service charges	1178.00	
36.24		Office expenses	103.41	
201.75		Subscriptions & Fees	287.00	
325.00		Christmas gratuities,etc	350.00	
<u>69.60</u>	<u>1319.49</u>	Bank Charges	<u>71.60</u>	<u>1990.01</u>
	5815.47	<b>Total Expenditure</b>		12656.05
	18233.65	<b>Surplus for the year</b>		12691.04
		Transfer Cyclical repairs reserve	-5000.00	
-23053.67		Extraordinary repairs reserve	<u>0.00</u>	-5000.00
	-4820.02	<b>Revised surplus/Loss for the year</b>		7691.04

**Bridge Almshouses**  
**Balance Sheet as at 31 December 2024**

2023

£	£ Capital Employed	£	£
	Undesignated Funds		
	Income & Expenditure Account		
82647.77	B/fwd 1 January 2024	64228.76	
-4820.02	Surplus/Loss 2024	7691.04	
<u>-13598.99</u>	64228.76 Trf. Investment Revaluation	<u>0.00</u>	71919.80
	Investment Revaluation		
39147.13	B/fwd 1 January 2024	55077.35	
2331.23	Unrealised Gain/Loss 2024	4498.71	
<u>13598.99</u>	55077.35 Trf. Income & Exp. Account	<u>0.00</u>	59576.06
	Designated Funds		
	Cyclical Repairs Reserve		
25000.00	B/fwd 1 January 2024	25000.00	
<u>0.00</u>	25000.00 Trf. Inc.&Exp.2024	<u>5000.00</u>	30000.00
	Extraordinary Repairs Reserve		
25000.00	B/fwd 1 January 2024	48053.67	
<u>23053.67</u>	48053.67 Trf Inc.&Exp. 2024	<u>0.00</u>	<u>48053.67</u>
	<b>192359.78 Total Capital Employed</b>		<b>209549.53</b>

**Employment of Capital**

	Fixed Assets		
	Housing Properties		
57450.00	Cost of Renovations	57450.00	
<u>-57449.00</u>	1.00 Housing Corporation Grants	<u>-57449.00</u>	1.00
	Investments		
108544.48	B/fwd 1 January 2024	115209.42	
4333.71	Accumulated Income £2024	4662.91	
<u>2331.23</u>	115209.42 Change in Market Value 2024	<u>4498.71</u>	<u>124371.04</u>
	115210.42 Total Fixed Assets		124372.04
	Net Current Assets		
3374.34	Cash at bank	2301.82	
73053.67	CCLA deposit fund	83914.97	
441.84	Debtors	460.70	
279.51	Insurance prepay	<u>0.00</u>	460.70
	Rent arrears		
	Accruals		<u>-1500.00</u>
	77149.36 Total Net Current Assets		85177.49
	<b>192359.78 Total Employment of Capital</b>		<b>209549.53</b>

**Bridge Almshouses**  
**Notes to the Accounts**  
**Year Ended 31 December 2024**

**1 Rents**

Rent for each property was £69 per week.No.139 was vacant for 4 months resulting in a shortfall in rent income of £1190. Rents are reviewed annually,from 1st Jan.2025 they will be £71 per week.

**2 Repairs**

Major repairs this year included new fireplaces at each property.

**3 Housing Properties**

The 5 almshouses date back to 1855 & there is no record of the original cost and no value is attributed thereto. The cost included in these Accounts relates to renovations which were funded by Housing Corporation Grants.

In September 2020 the Trustees requested Batty France Ltd carry out a Valuation of the Properties. A Building Reinstatement Cost of £895294.21 was arrived at and has been used for Insurance purposes only. No adjustment for the Valuation has been made in these Accounts.

4 A further £5000 has been transferred to Cyclical Repairs Reserve. The total in the 2 Repair Reserves is now £78053.67. Amount on deposit with CCLA is £83914.97, including interest for the year of £3859.60.

**5 Investments**

On 4 October 2019 the National Association of Almshouses Common Investment Fund was merged into the M&G Multi Asset Fund. No.of Shares is unaltered. There has been an increase in the market value of the Fund during the year of £4,498.71

M&G Charity Multi Asset Fund	Income Shares	Accumulation Shares	Total
Number of shares	1859	1013	2872
Market value			
1st January 2024	1669.75	113539.67	115209.42
Accumulated income	0.00	4662.91	4662.91
Unrealised gain(loss)	55.96	4442.75	4498.71
Disposal			<u>0.00</u>
Market value			
31st December 2024	1725.71	122645.33	124371.04
Cost 1st January 2024	636.00	59496.07	60132.07
Income re-invested		4662.91	4662.91
Cost 31st December 2023	636.00	64158.98	64794.98

**6 Accruals**

£1500 estimated costs of the last 2 fireplaces installed early 2025



Section A Independent Examiner's Report

Report to the trustees Charity BRIDGE ALMSHOUSES

On accounts for the year ended 31 DECEMBER 2024 Charity no (if any) 250677

Set out on pages (remember to include the page numbers of additional sheets)

Responsibilities and basis of report I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024 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 [The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

\* Please delete the words in the brackets if they do not apply.

Signed: S Reynolds Date: 30 September 2025

Name: STEPHEN REYNOLDS

Relevant professional qualification(s) or body (if any): FCA

Address: S WHITEOAK CLOSE  
MAPLE  
STOCKPORT SK6 6NT

**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.

