

Bridge Almshouses
Income & Expenditure Account
Year Ended 31 December 2025

2024							
£	£				£	£	
		Income					
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	Total Income				26906.27	
		Expenditure					
		Property costs					
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	Total Expenditure				74558.73	
	12691.04	Surplus for the year				-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	Revised surplus/Loss for the year				16347.54	

2024

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

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

Employment of Capital

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

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 16th 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 1st March 2022 for four-year term)

Deacon Jude Laycock

William Riley

Pauline Harrison

Councillor Colin MacAlister

Marion Jefferson (until 30th 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 1st January 2026, would increase to £74 a week, these contributions to be paid by monthly standing order.

Signed:

Rev Daniel Currie (Chair)

Date: 5th 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:

Stephen Reynolds

Date:

28 February 2026

Name:

STEPHEN REYNOLDS

Relevant professional
qualification(s) or body

FCA

(if any):

Address:

S WHITEOAK CLOSE
MAPPLE
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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