

BUCKDEN PAROCHIAL CHARITIES

THE ALMSHOUSE CHARITIES OF JAMES SOUTH AND WILLIAM BURBERRY

Chairman of Trustees: Dr Alec MacAndrew

ANNUAL REPORT/RETURN AND ACCOUNTS 2021

1. This report incorporates the charities' annual return and set of accounts covering the year from 1 January 2021 to 31 December 2021.

2. The Charity

Buckden Parochial Charities has operated as one charity since 11 October 2008, the Almshouse Charities of James South and William Burberry – No 810227.

The application of income from this Charity is for the benefit of the beneficiaries of the Almshouses (including the Burberry Homes) collectively or individually.

3. 2021 Annual Accounts and Notes

These have been accepted by the Trustees at their meeting on 10 March 2022 after having been subject to an independent examination and are attached to this report. Those wishing to study them in detail may obtain copies from the Clerk to the Trustees.

Income: Total income for the year 2020 was £101,800. This includes income from the rental of the former Warden's residence which has been rented using the services of a property agency.

Expenditure: The bulk of the spend was on Utilities, Repairs and Maintenance and the Warden. £14,300 was spent on maintenance and £32,700 on Administration and Utilities and the Warden. The Trustees authorised the purchase of an additional £40,000 of shares to be invested in the CCLA fund in December 2021.

Maintenance Fund

The balance at the end of the year was £53,623.

Extraordinary Repair Fund

The balance at the end of the year was £184,900.

Fixed and Current Assets (Shares)

Investments are managed by CCLA and M&G Securities on behalf of the Charity. At 31 December 2021 the value of the two holdings was £862,000. There was £43,575 in the bank account.

4. The Almshouse Association

The Almshouse Charities of James South and William Burberry is a member of the Almshouse Association (membership no 710)

5. **Trustees**

Co-opted Trustees (appointed for a 5-year term)

Mr John Molyneux

Mr John Thelwall Vice Chairman

Mr Richard Noble

Mrs Pam Siddall

Mrs Angela Bruce

Mrs Margaret Murray-Smith

Nominative Trustees (appointed by Parish Council for a 4-year term)

Mrs Betty Millard

Dr Alec MacAndrew Chairman

6. **Meetings**

A total of four Ordinary meetings of Trustees were held during the year. There was no meeting of the Estates Committee held in 2021.

7. **Officers of the Charity**

Clerk to the Trustees: Mr Joe Greenway 2, St.Hughs Road, Buckden, St. Neots. Cambs. PE19 5UB, Tel. 01480 810603/07745889759.

Treasurer: Mr Alistair Henderson. Contact details available from the Clerk.

8. **Location**

1 to 8 The South's Almshouses and 24 to 36 Church Street (Burberry Homes) situated in Church Street, Buckden, on either side of the Methodist Church. There are 15 one-bedroomed flats in total used as almshouses. In addition, the Charity owns the former Wardens home, 38 Church Street, and land let as allotments on the western side of the A1, south of Buckden roundabout.

9. **The Warden**

The Warden, Mrs Barbara Herlihy commenced work in late August 2020. The new Warden lives within a 10-minute drive of the Almshouses. It is the Trustees wish that her contribution to the Charities and to the welfare of the beneficiaries is acknowledged.

10. **Activities during the year**

- a. The charity continued to manage the impact of the Covid-19 pandemic and the lockdowns that were introduced as a consequence. All beneficiaries managed self-isolation well and kept themselves pretty much to themselves. During actual lockdown, daily contact by the Warden was by telephone only. Outside of the full lockdowns the Warden maintained social distancing and wore a mask and didn't actually enter any of the flats unless absolutely necessary when visiting. Visits only took place if the beneficiary was content to be visited. As at 31 December 2021 no beneficiary has fallen ill with Covid 19.

Other consequences of the pandemic have been:

- Cancellation of the annual Open Forum for 2021 for beneficiaries and trustees for the second year.
 - All of the works delayed in 2020 were completed during 2021. The Estates Committee will be convened in early 2022 to address all the remaining estates matters identified by the quinquennial buildings survey undertaken in October 2019.
 - Two of the Trust Board meetings were held as virtual on-line meetings. The October and December meetings were held in person at Buckden Village Hall as before the pandemic.
- b. As anticipated a tenant was quickly found to rent the former Warden's house on an assured shorthold tenancy basis using the services of a local property agency. This tenant was resident for 6 months and then a new tenant commenced a tenancy in August 2021. Rental income received to date has covered all the start-up and compliance costs and the Treasurer reports on income received at every Trust Board.
- c. The Charity Commission approved the new Charitable Incorporated Organisation (CIO) of James South and William Burberry on 14 May 2021. This has been dormant in terms of income and assets and will remain so until a bank account in the name of the new charity is opened and the charity receives approval from the Charity Commission to transfer all its assets to the CIO. It is hoped that this will take place in early 2022. The Trustees will then seek to wind up The Almshouse Charities of James South and William Burberry.
- d. Trustees continued to make slow, but purposeful progress on the strategic review of the charity's estate.

11. **Weekly Maintenance Contributions**

At the September 2021 meeting the Trustees decided to increase the WMC for 2022 such that it continues to be at 70% of the median private rental for similar properties in the area.

12. **Vacancies**

The Trustees regret to report that two of its beneficiaries passed away in 2021 and they offer their condolences to friends and relatives. Another beneficiary found being on their own a struggle and successfully moved into long term care. The two vacancies that resulted were successfully filled by the end of 2021 and consequently there were no vacancies at either the South's or the Burberry's.

13. **Medical, paramedical, social services and volunteer support**

We must record the gratitude of the beneficiaries and of ourselves for the unstinting support received from so many sources; carers, ambulance staff, physiotherapists, chiropodists, hairdressers, and Buckden Surgery in particular.

Joe Greenway,
Clerk to the Trustees for the Trustees of the
Almshouse Charities of James South &
William Burberry