

THE CHARITABLE INCORPORATED ORGANISATION OF JAMES SOUTH AND WILLIAM BURBERRY

Acting Chairman of Trustees: Mr John Thelwall

ANNUAL REPORT/RETURN AND ACCOUNTS 2024

1. This report incorporates the charities' annual return and set of accounts covering the year from 1 January 2024 to 31 December 2024.

2. The Charity

The Charitable Incorporated Organisation (CIO) of James South and William Burberry No. 1194471 came into existence on 14 May 2021, following approval by the Charity Commission. The Charity was previously the Almshouse Charities of James South and William Burberry – No 810227 (also known as the Buckden Parochial Charities) which operated as one charity from 11 October 2008 until 13 May 2021. The Almshouse Charities of James South and William Burberry has now been wound up.

The application of income from the CIO will be for the benefit of the beneficiaries of the Almshouses (including the Burberry Homes) collectively or individually.

3. 2024 Annual Accounts and Notes

These have been accepted by the Trustees at their meeting on 6 March 2025 after having been subject to an independent examination and are submitted with this report. Those wishing to study them in detail may obtain copies from the Clerk to the Trustees. They are also available on the Charity Commission website.

Income: Total income for the year 2024 was £119,618. 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. £21,968 was spent on maintenance and £44,585 on Administration and Utilities and the Warden. This is a decrease of nearly £38,000 on 2023 due largely of the decreases in gas and electricity costs.

Maintenance Fund

The balance at the end of the year was £44,551.

Extraordinary Repair Fund

The balance at the end of the year was £213,801.

Fixed and Current Assets (Shares)

Investments are managed by CCLA and M&G Securities on behalf of the Charity. On 31 December 2024 the value of the two holdings was £932,758, a gain of £31,638 on 31 December 2023. There was £106,795 in the bank account.

4. The Almshouse Association

The Charitable Incorporated Organisation (CIO) 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 Angela Bruce

Mrs Margaret Murray-Smith

Mr Kevin Clark

Nominative Trustees (appointed by Parish Council for a 5-year term)

Mrs Betty Millard

Dr Alec MacAndrew Chairman

6. Meetings

A total of four Ordinary meetings and two Additional meetings of the Trustees were held during the year.

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 is responsible for the former Warden's home, 38 Church Street, and owns land let as allotments on the western side of the A1, south of Buckden roundabout.

9. The Warden

The Warden is Mrs Barbara Herlihy who 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. Trustees continued to make slow, but purposeful progress on the strategic review of the charity's estate. Trustees engaged the services of a Quantity Surveyor to cost the new build project. Upon receipt, the QS report was subject to value engineering by Trustees and its appointed architects to bring the project cost to within the proposed overall project budget.

Trustees then unanimously passed a resolution to submit a full planning application once an option agreement to enable the CIO to acquire the freehold title to the land in entered into.

- b. Another successful Open Forum for beneficiaries was held in the Methodist Hall, on a warm afternoon in July. Beneficiaries and Trustees find this to be a worthwhile event.
- c. Trustees installed a defibrillator on its premises for emergency use.
- d. Trustees commissioned a quinquennial structural survey of its two properties in the summer of 2024 and the report was received in December 2024. The Estates Committee of Trustees will be reviewing the recommended actions during the early part of 2025.

11. **Weekly Maintenance Contributions**

At the October 2024 meeting the Trustees decided to increase the WMC for 2025 such that it is at 79% of the median private rental for similar properties in the area. However, the WMC includes the costs of utilities and if utility payments by the Charity are deducted from the WMC collected the 'equivalent' rent paid by beneficiaries is circa 60% of the median.

12. **Vacancies**

The Trustees regret to report that two of its beneficiaries passed away in 2024 and another beneficiary became unable to look after themselves safely and moved into a care home. He has also passed away and Trustees offer their condolences to friends and relatives. Finally, a beneficiary left to move to be nearer their relatives. Three of the four vacancies that resulted were successfully filled during 2024 and one flat in the South's Almhouses remained vacant at the end of 2024.

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
CIO of James South & William Burberry

March 2025

Charity Number: 1194471