

# THE BURFORD ALMSHOUSE CHARITY

England & Wales · Charity number 1036380

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1994-04-12

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

## Contact

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**Address** Whitehill Farm  
Burford  
OX18 4DT

**Phone** 019938222894

## Activities

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**Objects:** FOR THE BENEFIT OF THE RESIDENTS OF THE ALSHOUSES OF THAT CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES SHALL THINK FIT FROM TIME TO TIME

**Activities:** THE BURFORD ALMSHOUSE CHARITY HAS 19 ALMSHOUSES FOR PEOPLE OF LIMITED MEANS RESIDING WITHIN A SEVEN MILE RADIUS OF THE TOLSEY IN BURFORD. PREFERENCE IS GIVEN TO WOMEN APPLICANTS. THE TRUSTEES MAY CONSIDER APPLICATIONS FROM OTHERWISE QUALIFIED PERSONS FROM OUTSIDE THE AREA WHO CAN ESTABLISH PAST OR PRESENT LINKS WITH THE BURFORD AREA.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

## Geography

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- **Area of benefit:** 5 MILES RADIUS FROM THE TOLSEY, BURFORD
- Oxfordshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£75,589	£77,823	-	-
2024-12-31	£69,719	£60,336	-	-
2023-12-31	£62,995	£60,132	-	-
2022-12-31	£56,758	£54,408	-	-
2021-12-31	£56,266	£30,154	-	-

## Trustees

Name	Role	Appointed
<b>Don Griffin</b>	Chair	2022-06-06
DESMOND LAWTON		2022-03-16
David Nathan Cohen		2018-11-07
Dr John Peter Doris		2026-06-04
JANE CHRISTINE ANN TUNNELL-WESTMACOTT		2012-04-21
Karen Gadd		2023-08-07
MRS PENNY BARRACLOUGH		
Nigel John Street		2019-08-05
Rev Thomas David Putt		2019-08-05
Susan Doris		2023-08-07

**THE BURFORD ALMSHOUSE CHARITY**

England & Wales - Charity number 1036380

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# Accounts

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**BURFORD CHARITIES**

**THE BURFORD ALMSHOUSE CHARITY**

**Report and Financial Statements**

**Year ended 31 December 2025**

**Charity no: 1036380**

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES (CONTINUED)**

**31 DECEMBER 2025**

**Professional advisers and relevant organisations**

Details of professional advisers and other relevant organisations are provided at the front of these accounts.

**Independent Examiner**

Mrs B L Connolly was appointed as the charity's independent examiner in 2014. The trustees intend to invite Mrs B L Connolly to undertake the independent examination of the trusts for the financial year to 31 December 2026

Approved by the Trustees on 12<sup>th</sup> March 2026 and signed on their behalf by:



D Griffin  
Chairman of the Trustees

**BURFORD CHARITIES**

**THE BURFORD ALMSHOUSE CHARITY**

**Report and Financial Statements**

**Year ended 31 December 2025**

**Charity no: 1036380**

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES**

**31 DECEMBER 2025**

**TRUSTEES**

**EX OFFICIO**

The Reverend Tom Putt

**NOMINATIVE TRUSTEES (Town Council)**

Mrs J Tunnell-Westmacott

Mr D. Cohen

**CO-OPTED TRUSTEES**

Mr N Street

Mrs P Barraclough

Mr D P Griffin FCA (Chairman )

Mr J Harrington

Susan Doris

Mr C G Williams

Mr D Lawton (Treasurer)

Mrs Karen Gadd

**HONORARY SECRETARY**

Mrs A Youngson

Whitehill Farm

Burford

Oxon, OX18 4DT

**BANKERS**

TSB Bank plc, 13, High Street, Witney, OX28 6PH

**INDEPENDENT EXAMINER**

B L Connolly ACA

Arubus Chartered Accountants

The Old Smithy, Stockton's Courtyard

Overbury

Gloucestershire

GL20 7NT

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES (CONTINUED)**

**31 DECEMBER 2025**

The trustees present their Annual Report and a Receipts and Payments Account for the year ended 31 December 2025

**Charitable Status**

The Burford Almshouse Charity, is administered under a trust deed (Charity Commission reference 238,130 A/2) dated 20 February 1992.

**Principal Activity**

The main activity of the charity is in Burford with an area of benefit within a seven mile radius of the Tolsey in Burford. The Burford Almshouse Charity has 19 almshouses which are allocated to local residents with limited income.

**Principal Address**

The principal address is:

Whitehill Farm  
Burford  
Oxon  
OX18 4DT

Tel: 01993-822894

**Trustees**

In accordance with the scheme approved by the Charity Commissioners, nominated trustees appointed by the Burford Town Council, serve for a term of four years. Co-opted trustees are appointed for a term of five years by a resolution of the trustees passed at a special meeting of the Trustees. When vacancies arise, local persons are invited by the trustees to become co-opted trustees. New trustees are briefed before their appointment is confirmed.

**Meetings**

The trustees held four ordinary meetings during the year.

**Investment powers**

The trustees have no special investment powers. Accordingly, investments are confined to narrower-range securities and common investment schemes. Cash surplus to immediate requirements is invested in the COIF Charities Deposit Fund.

**Consideration and mitigation of risks**

Physical damage to property or injury to residents or members of the public which is addressed by adequate public liability and fire insurance policies as well as installing fire detection and alarm mechanisms. Unforeseen property repairs which are covered by allocation to the Extraordinary Repairs Fund (ERF) and the Cyclical Repairs Fund (CMF). Diminution in the value of investments which is addressed by spreading the risk via investment in common investment funds.

**Objectives and summary of main activities**

The Burford Almshouse Charity continued to be administered in accordance with the Charity Commission Scheme dated 20<sup>th</sup> February, 1992, as amended.

The trustees aim to provide accommodation to modern standards for persons residing in the area of benefit who have limited means. When vacancies arise, preference is given to suitable applicants over 55. The charity has 19 almshouses of which 10 are Grade II Listed Buildings.

The Charity does not employ any staff and the almshouses were administered by the trustees who do not charge for their services.

The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

**Achievements and performance**

As at 31 December 2025 there were no vacant almshouses.

In 2025, independent quinquennial reviews of thirteen Almshouses were conducted. This was to ensure that the integrity of the structure and fabric of the properties remain fit for purpose. A further report on the remaining houses will be arranged in 2026. It has also informed the Trustees of any shortcomings and problems with the premises/buildings to be addressed in the ongoing maintenance program. The cost of this review was funded from the Cyclical Maintenance Fund. During 2021 a full electrical inspection was carried out in all properties including personal appliances and was funded out of CMF funds.

In July 2024 the Charity purchased number 13 Windrush, Burford and after minor repairs let the property to Burford residents. The funds for the purchase (£350,000) were provided by The Relief In Need Charity, which transfer was agreed by the Charity Commission. A total of £304,184 was spent on acquisition, including legal fees, with a further £9,631 spent on repairs. A further £20,000 has been on roof replacement and further repairs. The remaining funds will be held pending further updates.

During 2025, the major items of expenditure were internal renovations including double glazing, electrical upgrades, plumbing and carpeting totalling slightly in excess of £48,000. These costs included total roof replacement of 13, Windrush which was met by funds received from Relief in Need Charity. Costs for heating oil and insurance were held down with costs for the year of £3,440 and £3,273 respectively. Water rates continue to increase with annual charges of £4,685 an increase of 50% on last year. Water meters are being installed wherever possible. The charity have also used contractors to replace an oil tank and boiler servicing two of our apartments.

The Charity had a deficit on operations for the year of £5,890 and did not make any transfer to CMF reserves. We are currently progressing a further property review to provide an overview of future essential works on further properties excluded from the quinquennial reviews. This further review is expected to cost approximately £1500

### **Financial Review**

Transfers to the Extraordinary Repairs Fund (ERF) were made in line with budget assessment (£12350). No monies transferred to CMF instead the monies were expended along with additional funds from the current account. The CMF enjoys the surplus after purchase and repairs to 13, Windrush from the money advanced from Relief in Need charity totalling £350,000 in 2024. Maintenance and additional repairs to 13 Windrush were expended from current account.

As at 31 December 2025, the market value of investments was £551,366 compared £480,437 as at 31 December 2024

With £418,883 held in the ERF, sufficient monies have been set aside for major repairs that may be required in the future.

The Charity's policy on reserves is to continue to set aside sums for the ERF and CMF and to retain the accumulated surplus on the Unrestricted Fund to meet any unforeseen expenditure that might be needed in the future.

### **Plans for Future Periods**

The trustees will continue to refurbish and update the almshouses as and when necessary also taking account of the surveyors recommendations.

### **Statement of trustees' responsibilities**

Charity Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charities and of the surplus or deficit of the charities for that period. In preparing those statements, the trustees are required to:

- . select suitable accounting policies and then apply them consistently;
- . make judgements and estimates that are reasonable and prudent;
- . state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements, and;
- . prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charities will continue in operational existence.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charities and to enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008.

They are also responsible for safeguarding the assets of the charities and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES (CONTINUED)**

**31 DECEMBER 2025**

**Professional advisers and relevant organisations**

Details of professional advisers and other relevant organisations are provided at the front of these accounts.

**Independent Examiner**

Mrs B L Connolly was appointed as the charity's independent examiner in 2014. The trustees intend to invite Mrs B L Connolly to undertake the independent examination of the trusts for the financial year to 31 December 2026

Approved by the Trustees on 12<sup>th</sup> March 2026 and signed on their behalf by:



D Griffin  
Chairman of the Trustees



Charity Name The Burfords Almshouse charity				<b>CC16a</b>
<b>Receipts and payments accounts</b>				
For the period from	Period start date 01-Jan-25	To	31-Dec-25	

Unrestricted fund	ERF Restricted fund	CMF Restricted fund	Endowment fund	Total funds	Last year
to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £

### A1 Receipts

Weekly contributions	63,772	-	-	-	63,772	58,678
Donations/Grants	-	-	-	-	-	-
Heating Charges	-	-	-	-	-	-
Council Tax ( residents)	-	-	-	-	-	-
Investment income	6,539	2,344	1,312	-	10,195	10,899
Wayleaves	38	-	-	-	38	38
Bank interest	1,584	-	-	-	1,584	104
TFR from RIN for property purchase	-	-	-	-	-	350,000
<b>Sub total (Gross income for AR)</b>	<b>71,933</b>	<b>2,344</b>	<b>1,312</b>	<b>-</b>	<b>75,589</b>	<b>419,719</b>

### A2 Asset and investment sales, (see table).

	-	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>Total receipts</b>	<b>71,933</b>	<b>2,344</b>	<b>1,312</b>	<b>-</b>	<b>75,589</b>	<b>419,719</b>
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### A3 Payments

Property repairs	48,222	-	-	-	48,222	39,862
Garden maintenance	627	-	-	-	627	524
Fire precautions	5,544	-	-	-	5,544	2,272
Heating oil	3,440	-	-	-	3,440	4,391
Legal Expenses	-	-	-	-	-	-
Software	-	-	-	-	-	-
Electricity landlord	1,619	-	-	-	1,619	1,600
Council tax (residents)	-	-	-	-	-	-
Water rates	4,685	-	-	-	4,685	3,036
Room rent	194	-	-	-	194	128
Insurance	3,273	-	-	-	3,273	4,777
Subscriptions	419	-	-	-	419	202
Secretarial services/ Training	-	-	-	-	-	-
Independent examination fees	1,184	-	-	-	1,184	954
Printing and stationery	1,314	-	-	-	1,314	173
Property Management fees	7,302	-	-	-	7,302	2,416
<b>Sub total</b>	<b>77,823</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>77,823</b>	<b>60,336</b>

### A4 Asset and investment purchases. (see table)

Freehold Property						304,184
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>304,184</b>

<b>Total payments</b>	<b>77,823</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>77,823</b>	<b>364,520</b>
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<b>Net of receipts/(payments)</b>	<b>-</b>	<b>5,890</b>	<b>2,344</b>	<b>1,312</b>	<b>-</b>	<b>2,234</b>	<b>55,199</b>
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<b>A5 Transfers between funds</b>	<b>-</b>	<b>12,350</b>	<b>12,350</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
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<b>A6 Cash funds last year end</b>	<b>124,562</b>	<b>51,155</b>	<b>39,928</b>	<b>-</b>	<b>215,645</b>	<b>160,446</b>
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<b>Cash funds this year end</b>	<b>106,322</b>	<b>65,849</b>	<b>41,240</b>	<b>-</b>	<b>213,411</b>	<b>215,645</b>
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## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	TSB	45,456	-	
	COIF Deposit Funds col 1 (2) col 2 (3 4)	49,848	107,489	-
	NS&I	-	10,618	-
	<b>Total cash funds</b>	<b>95,304</b>	<b>118,107</b>	

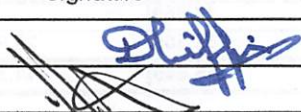

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	NAACIF income shares	Endowment	41,780	87,921
	Charishare Common Investment Fund	Endowment	6,113	18,112
	NAACIF accumulation units	ERF	96,186	418,883
	NAACIF income shares UFE	Unrestricted Fund	20,000	26,450
				551,366

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Freehold property (18 Almshouses)		871,840	-
	Windrush addition 2024		304,184	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	D P Griffin	12/03/2026
	D Lawton	12/03/2026

# Independent examiner's report on the accounts

Report to the trustees/ members of The Burford Almshouse Charity

On accounts for the year ended 31 December 2025

Charity no 1036380

## Respective responsibilities of trustees and examiner

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

It is my responsibility to:

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

## Basis of independent examiner's statement

My examination was carried out in accordance with 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 accounts, and seeking explanations from the 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

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: B Connolly 

Date: 24/3/26

Name: Mrs Bonnie Connolly

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

Address: Arubus Chartered Accountants  
The Old Smithy, Stockton's Courtyard, Overbury, Gloucestershire, GL20 7NT

**THE BURFORD ALMSHOUSE CHARITY**

England & Wales - Charity number 1036380

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# Accounts

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**BURFORD CHARITIES**

**THE BURFORD ALMSHOUSE CHARITY**

**Report and Financial Statements**

**Year ended 31 December 2024**

**Charity no: 1036380**

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES**

**31 DECEMBER 2024**

**TRUSTEES**

**EX OFFICIO**

The Reverend Tom Putt

**NOMINATIVE TRUSTEES (Town Council)**

Mrs J Tunnell-Westmacott  
Mr D. Cohen

**CO-OPTED TRUSTEES**

Mr N Street  
Mrs P Barraclough  
Mr D P Griffin FCA (Chairman )  
Mr J Harrington  
Susan Doris  
Mr C G Williams  
Mr D Lawton (Treasurer)  
Mrs Karen Gadd

**HONORARY SECRETARY**

Mrs A Youngson  
Whitehill Farm  
Burford  
Oxon, OX18 4DT

**BANKERS**

TSB Bank plc, 4, Sheep Street, Burford, Oxon, OX18 4LN

**INDEPENDENT EXAMINER**

B L Connolly ACA  
Arubus Chartered Accountants  
The Old Smithy, Stockton's Courtyard  
Overbury  
Gloucestershire  
GL20 7NT

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES (CONTINUED)**

**31 DECEMBER 2024**

The trustees present their Annual Report and a Receipts and Payments Account for the year ended 31 December 2024

**Charitable Status**

The Burford Almshouse Charity, is administered under a trust deed (Charity Commission reference 238,130 A/2) dated 20 February 1992.

**Principal Activity**

The main activity of the charity is in Burford with an area of benefit within a seven mile radius of the Tolsey in Burford. The Burford Almshouse Charity has 19 almshouses which are allocated to local residents with limited income.

**Principal Address**

The principal address is:

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Tel: 01993-822894

**Trustees**

In accordance with the scheme approved by the Charity Commissioners, nominated trustees appointed by the Burford Town Council, serve for a term of four years. Co-opted trustees are appointed for a term of five years by a resolution of the trustees passed at a special meeting of the Trustees. When vacancies arise, local persons are invited by the trustees to become co-opted trustees. New trustees are briefed before their appointment is confirmed.

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The trustees held four ordinary meetings during the year.

**Investment powers**

The trustees have no special investment powers. Accordingly, investments are confined to narrower-range securities and common investment schemes. Cash surplus to immediate requirements is invested in the COIF Charities Deposit Fund.

**Consideration and mitigation of risks**

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**Objectives and summary of main activities**

*Continued from page 11*

The Burford Almshouse Charity continued to be administered in accordance with the Charity Commission Scheme dated 20<sup>th</sup> February, 1992, as amended.

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The Charity does not employ any staff and the almshouses were administered by the trustees who do not charge for their services.

The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

**Achievements and performance**

As at 31 December 2024 there were no vacant almshouses.

In April 2017, an independent quinquennial review of all the Almshouses was conducted. This was to ensure that the integrity of the structure and fabric of the properties remain fit for purpose. It has also informed the Trustees of any shortcomings and problems with the premises/buildings to be addressed in the ongoing maintenance program. The cost of this review was funded from the Cyclical Maintenance Fund. Additionally during 2021 a full electrical inspection was carried out in all properties including personal appliances and was funded out of CMF funds.

In July 2024 the Charity purchased number 13 Windrush, Burford and after minor repairs let the property to Burford residents. The funds for the purchase (£350,000) were provided by The Relief In Need Charity, which transfer was agreed by the Charity Commission. A total of £304,184 has so far been spent on acquisition, including legal fees, with a further £9,631 spent on repairs. It is anticipated at least a further £25,000 will be spent in 2025 on roof replacement and further repairs. The remaining funds will be held pending further updates in 2025.

During 2024, the major items of expenditure were internal renovations including double glazing, electrical upgrades, plumbing and carpeting totalling slightly in excess of £30,000. Costs for heating oil and insurance continue to rise with costs for the year of £4,391 and £4,777 respectively. The charity have also instructed contractors to replace an oil tank and boiler servicing two of our apartments. This work was delayed until spring 2025.

The Charity made an overall surplus for the year of £55,199 assisted by increased investment revenue. We are currently progressing a property review to provide an overview of future essential works. This review is expected to cost in excess of £6,000

### **Financial Review**

After transfers to the Cyclical Maintenance Fund (CMF) and Extraordinary Repairs Fund (ERF) the Unrestricted Fund of the Burford Almshouse Charity showed a surplus of £44,107 for the year to 31 December 2024. Monies were expended from the CMF in the amount of £24,164 mainly in respect of external refurbishment of the premises at Price's prior to a new tenancy agreement.

As at 31 December 2024, the market value of investments was £480,437 compared £449,866 as at 31 December 2023.

With £359,860 held in the ERF, sufficient monies have been set aside for major repairs that may be required in the future.

The Charity's policy on reserves is to continue to set aside sums for the ERF and CMF and to retain the accumulated surplus on the Unrestricted Fund to meet any unforeseen expenditure that might be needed in the future. The value of the Endowment Fund is only £96,836

### **Plans for Future Periods**

The trustees will continue to refurbish and update the almshouses as and when necessary.

### **Statement of trustees' responsibilities**

Charity Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charities and of the surplus or deficit of the charities for that period. In preparing those statements, the trustees are required to:

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**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES (CONTINUED)**

**31 DECEMBER 2024**

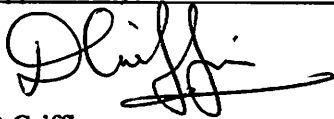
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Details of professional advisers and other relevant organisations are provided at the front of these accounts.

**Independent Examiner**

Mrs B L Connolly was appointed as the charity's independent examiner in 2014. The trustees intend to invite Mrs B L Connolly to undertake the independent examination of the trusts for the financial year to 31 December 2025.

Approved by the Trustees on 12<sup>th</sup> March 2025 and signed on their behalf by:



D Griffin  
Chairman of the Trustees



Charity Name The Burfords Almshouse charity				<b>CC16a</b>
<b>Receipts and payments accounts</b>				
For the period from	Period start date 01-Jan-24	To	31-Dec-24	



	Unrestricted fund	ERF Restricted fund	CMF Restricted fund	Endowment fund	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £

**A1 Receipts**

Weekly contributions	58,678	-	-	-	58,678	52,911
Donations/Grants	-	-	-	-	-	-
Heating Charges	-	-	-	-	-	450
Council Tax ( residents)	-	-	-	-	-	-
Investment income	6,777	1,939	2,183	-	10,899	6,803
Wayleaves	38	-	-	-	38	55
Bank interest	104	-	-	-	104	2,776
TFR from RIN for property purchase	350,000	-	-	-	350,000	-
<b>Sub total (Gross income for AR)</b>	<b>415,597</b>	<b>1,939</b>	<b>2,183</b>	<b>-</b>	<b>419,719</b>	<b>62,995</b>

**A2 Asset and investment sales, (see table).**

	-	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>Total receipts</b>	<b>415,597</b>	<b>1,939</b>	<b>2,183</b>	<b>-</b>	<b>419,719</b>	<b>62,995</b>
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**A3 Payments**

Property repairs	39,862	-	-	-	39,862	39,652
Garden maintenance	524	-	-	-	524	508
Fire precautions	2,272	-	-	-	2,272	2,882
Heating oil	4,391	-	-	-	4,391	5,090
Legal Expenses	-	-	-	-	-	-
Software	-	-	-	-	-	282
Electricity landlord	1,600	-	-	-	1,600	957
Council tax (residents)	-	-	-	-	-	-
Water rates	3,036	-	-	-	3,036	3,108
Room rent	128	-	-	-	128	-
Insurance	4,777	-	-	-	4,777	3,668
Subscriptions	202	-	-	-	202	790
Secretarial services/ Training	-	-	-	-	-	95
Independent examination fees	954	-	-	-	954	1,116
Printing and stationery	173	-	-	-	173	257
Property Management fees	2,416	-	-	-	2,416	1,727
<b>Sub total</b>	<b>60,336</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60,336</b>	<b>60,132</b>

**A4 Asset and investment purchases. (see table)**

<b>Freehold Property</b>						
13 Windrush	304,184	-	-	-	304,184	-
<b>Sub total</b>	<b>304,184</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>304,184</b>	<b>-</b>

<b>Total payments</b>	<b>364,520</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>364,520</b>	<b>60,132</b>
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<b>Net of receipts/(payments)</b>	<b>51,077</b>	<b>1,939</b>	<b>2,183</b>	<b>-</b>	<b>55,199</b>	<b>2,863</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>6,970</b>	<b>11,821</b>	<b>-</b>	<b>4,851</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>80,455</b>	<b>37,395</b>	<b>42,596</b>	<b>-</b>	<b>160,446</b>	<b>157,583</b>
<b>Cash funds this year end</b>	<b>124,562</b>	<b>51,155</b>	<b>39,928</b>	<b>-</b>	<b>215,645</b>	<b>160,446</b>

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	TSB	54,155	-	
	COIF Deposit Funds col 1 (2) col 2 ( 3 4)	59,789	91,084	-
	NS&I	-	10,617	-
	<b>Total cash funds</b>	<b>113,944</b>	<b>101,701</b>	


Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	NAACIF income shares	Endowment	41,780	78,918
	Charishare Common Investment Fund	Endowment	6,113	17,918
	NAACIF accumulation units	ERF	96,186	359,860
	NAACIF income shares UFE	Unrestricted Fund	20,000	23,741
				480,437

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Freehold property (18 Almshouses)		871,840	-
	Windrush addition 2024		304,184	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	D P Griffin	
	D Lawton	

# Independent examiner's report on the accounts

Report to the trustees/ members of The Burford Almshouse Charity

On accounts for the year ended 31 December 2024

Charity no 1036380

## Respective responsibilities of trustees and examiner

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

It is my responsibility to:

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

## Basis of independent examiner's statement

My examination was carried out in accordance with 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 accounts, and seeking explanations from the 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

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:  B Connolly

Date: 25/3/25

Name: Mrs Bonnie Connolly

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

Address: Arubus Chartered Accountants  
The Old Smithy, Stockton's Courtyard, Overbury, Gloucestershire, GL20 7NT

**THE BURFORD ALMSHOUSE CHARITY**

England & Wales - Charity number 1036380

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# Accounts

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**BURFORD CHARITIES**

**THE BURFORD ALMSHOUSE CHARITY**

**Report and Financial Statements**

**Year ended 31 December 2023**

**Charity no: 1036380**

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES**

**31 DECEMBER 2023**

**TRUSTEES**

**EX OFFICIO**

The Reverend Tom Putt

**NOMINATIVE TRUSTEES (Town Council)**

Mrs J Tunnell-Westmacott

Mr D. Cohen

**CO-OPTED TRUSTEES**

Mr N Street

Mrs P Barraclough

Mr D P Griffin FCA (Chairman )

Mrs G Hames ( Resigned August 2023)

Mr J Harrington

Susan Doris (appointed August 2023)

Dr Simon Albert MBBS DRCOG MRCGP ( Deceased 2023)

Mr C G Williams

Mr D Lawton (Treasurer)

Mrs Karen Gadd (Appointed August 2023)

**HONORARY SECRETARY**

Mrs A Youngson

Whitehill Farm

Burford

Oxon, OX18 4DT

**BANKERS**

TSB Bank plc, 13, High Street, Witney, Oxon, OX28 6PH

**INDEPENDENT EXAMINER**

B L Connolly ACA

Arubus Chartered Accountants

Units 1-4 Stockton's Courtyard

Overbury

Gloucestershire

GL20 7NT

**THE BURFORD ALMSHOUSE CHARITY**  
**REPORT OF THE TRUSTEES (CONTINUED)**

**31 DECEMBER 2023**

The trustees present their Annual Report and a Receipts and Payments Account for the year ended 31 December 2023

**Charitable Status**

The Burford Almshouse Charity, is administered under a trust deed (Charity Commission reference 238,130 A/2) dated 20 February 1992.

**Principal Activity**

The main activity of the charity is in Burford with an area of benefit within a seven mile radius of the Tolsey in Burford. The Burford Almshouse Charity has 18 almshouses which are allocated to local residents with limited income.

**Principal Address**

The principal address is:

Whitehill Farm  
Burford  
Oxon  
OX18 4DT

Tel: 01993-822894

**Trustees**

In accordance with the scheme approved by the Charity Commissioners, nominated trustees appointed by the Burford Town Council, serve for a term of four years. Co-opted trustees are appointed for a term of five years by a resolution of the trustees passed at a special meeting of the Trustees. When vacancies arise, local persons are invited by the trustees to become co-opted trustees. New trustees are briefed before their appointment is confirmed.

**Meetings**

The trustees held four ordinary meetings during the year.

**Investment powers**

The trustees have no special investment powers. Accordingly, investments are confined to narrower-range securities and common investment schemes. Cash surplus to immediate requirements is invested in the COIF Charities Deposit Fund.

**Consideration and mitigation of risks**

Physical damage to property or injury to residents or members of the public which is addressed by adequate public liability and fire insurance policies as well as installing fire detection and alarm mechanisms. Unforeseen property repairs which are covered by allocation to the Extraordinary Repairs Fund (ERF) and the Cyclical Repairs Fund (CMF). Diminution in the value of investments which is addressed by spreading the risk via investment in common investment funds.

**Objectives and summary of main activities**

The Burford Almshouse Charity continued to be administered in accordance with the Charity Commission Scheme dated 20<sup>th</sup> February, 1992, as amended.

The trustees aim to provide accommodation to modern standards for persons residing in the area of benefit who have limited means. When vacancies arise, preference is given to suitable applicants over 55. The charity has 18 almshouses of which 10 are Grade II Listed Buildings.

The Charity does not employ any staff and the almshouses were administered by the trustees who do not charge for their services.

The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

**Achievements and performance**

As at 31 December 2023 there were no vacant almshouses.

In April 2017, an independent quinquennial review of all the Almshouses was conducted. This was to ensure that the integrity of the structure and fabric of the properties remain fit for purpose. It has also informed the Trustees of any shortcomings and problems with the premises/buildings to be addressed in the ongoing maintenance program. The cost of this review was funded from the Cyclical Maintenance Fund. Additionally during 2021 a full electrical inspection was carried out in all properties including personal appliances and was funded out of CMF funds.

During 2023, the major items of expenditure were internal renovations including £15000 for double glazing and £6354 for plumbing and electrics Briggs following a residence becoming vacant. There were several other items of sundry repair, carpet replacement and routine maintenance and the total for property repairs and maintenance amounted to £39,652. Costs for heating oil and insurance continue to rise with costs for the year of £5,090 and £3,668 respectively

The Charity made had an overall surplus of £2,863 for the year.

### **Financial Review**

After transfers to the Cyclical Maintenance Fund (CMF) and Extraordinary Repairs Fund (ERF) the Unrestricted Fund of the Burford Almshouse Charity showed a surplus of £9060 for the year to 31 December 2023. Monies were expended from the CMF in the amount of £39,771 mainly in respect of external refurbishment of the premises at Brigg's, prior to a new tenancy agreement.

As at 31 December 2023, the market value of investments was £449,866 compared £427,815 as at 31 December 2022.

With £333,143 held in the ERF, sufficient monies have been set aside for major repairs that may be required in the future.

The Charity's policy on reserves is to continue to set aside sums for the ERF and CMF and to retain the accumulated surplus on the Unrestricted Fund to meet any unforeseen expenditure that might be needed in the future. The value of the Endowment Fund is only £93,751.

### **Plans for Future Periods**

The trustees will continue to refurbish and update the almshouses as and when necessary.

The trustees continue to review their provision of Almshouse accommodation in the Burford vicinity and have agreed with The Charities Commission that Relief in need Funds can be expended on the acquisition of a further property up to a limit of £350,000. The trustees are currently negotiating the purchase of a further property in Burford and should this be successful the property will be transferred to the Burford Almshouse Charity portfolio.

Charity Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charities and of the surplus or deficit of the charities for that period. In preparing those statements, the trustees are required to:

- . select suitable accounting policies and then apply them consistently;
- . make judgements and estimates that are reasonable and prudent;
- . state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements, and;
- . prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charities will continue in operational existence.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charities and to enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008.

They are also responsible for safeguarding the assets of the charities and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### **Professional advisers and relevant organisations**

Details of professional advisers and other relevant organisations are provided at the front of these accounts.

### **Independent Examiner**

Mrs B L Connolly was appointed as the charity's independent examiner in 2014. The trustees intend to invite Mrs B L Connolly to undertake the independent examination of the trusts for the financial year to 31 December 2023.

Approved by the Trustees on 11th March 2024 and signed on their behalf by:

D Griffin  
Chairman of the Trustees



Charity Name The Burfords Almshouse charity				<b>CC16a</b>
<b>Receipts and payments accounts</b>				
For the period from	Period start date 01-Jan-23	To	31-Dec-23	



	Unrestricted fund	ERF Restricted fund	CMF Restricted fund	Endowment fund	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>						
Weekly contributions	52,911		-	-	52,911	51,180
Donations/Grants		-	-	-	-	
Heating Charges	450	-	-	-	450	-
Council Tax ( residents)		-	-	-	-	-
Investment income	6,803	-	-	-	6,803	4,426
Wayleaves	55	-	-	-	55	21
Bank interest	2,776	-	-	-	2,776	1,131
		-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>62,995</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>62,995</b>	<b>56,758</b>
<b>A2 Asset and investment sales, (see table).</b>						
	-	-	-	-	-	-
	-	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>62,995</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>62,995</b>	<b>56,758</b>
<b>A3 Payments</b>						
Property repairs	39,652		-	-	39,652	33,150
Garden maintenance	508	-	-	-	508	620
Fire precautions	2,882	-	-	-	2,882	3,120
Heating oil	5,090	-	-	-	5,090	6,563
Heating servicing		-	-	-	-	-
Software	282	-	-	-	282	257
Electricity landlord	957	-	-	-	957	1,274
Council tax (residents)		-	-	-	-	-
Water rates	3,108		-	-	3,108	2,927
Heating grants		-	-	-	-	-
Insurance	3,668		-	-	3,668	3,365
Subscriptions	790		-	-	790	323
Secretarial services/ Training	95		-	-	95	-
Independent examination fees	1,116		-	-	1,116	870
Printing and stationery	257		-	-	257	244
Property Management fees	1,727	-	-	-	1,727	1,695
		-	-	-	-	-
<b>Sub total</b>	<b>60,132</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60,132</b>	<b>54,408</b>
<b>A4 Asset and investment purchases. (see table)</b>						
<b>NAACIF accumulation units</b>	-	-	-	-	-	-
	-	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>60,132</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60,132</b>	<b>54,408</b>
<b>Net of receipts/(payments)</b>	<b>2,863</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,863</b>	<b>2,350</b>
<b>A5 Transfers between funds</b>					-	
<b>A6 Cash funds last year end</b>	157,583			-	157,583	155,233
<b>Cash funds this year end</b>	160,446	-	-	-	160,446	157,583



Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	TSB	66,564	-	
	COIF Deposit Funds col 1 (2) col 2 ( 3 4)	3,274	79,991	-
	NS&I	-	10,617	-
	<b>Total cash funds</b>	<b>69,838</b>	<b>90,608</b>	

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	NAACIF income shares	Endowment	41,780	76,359
	Charishare Common Investment Fund	Endowment	6,113	17,392
	NAACIF accumulation units	ERF	96,186	333,143
	NAACIF income shares	Unrestricted Fund	20,000	22,972

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Freehold property (18 Almshouses)		871,840	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	D P Griffin	
	D Lawton	

# Independent examiner's report on the accounts

Report to the trustees/ members of The Burford Almshouse Charity

On accounts for the year ended 31 December 2023

Charity no 1036380

## Respective responsibilities of trustees and examiner

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

It is my responsibility to:

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

## Basis of independent examiner's statement

My examination was carried out in accordance with 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 accounts, and seeking explanations from the 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

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed:

Date:

Name:

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

Address:

**THE BURFORD ALMSHOUSE CHARITY**

England & Wales - Charity number 1036380

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# Accounts

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**BURFORD CHARITIES**

**THE BURFORD ALMSHOUSE CHARITY**

**Report and Financial Statements**

**Year ended 31 December 2022**

**Charity no: 1036380**

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES**

**31 DECEMBER 2022**

**TRUSTEES**

**EX OFFICIO**

The Reverend Tom Putt

**NOMINATIVE TRUSTEES (Town Council)**

Mrs J Tunnell-Westmacott  
Mr D. Cohen

**CO-OPTED TRUSTEES**

Mr N Street  
Mrs P Barraclough  
Mr D P Griffin FCA (Chairman - appointed 06 June 2022)  
Mrs G Hames  
Mr J Harrington  
B J Marks OBE FCA (Chairman - resigned 06 June 2022)  
Dr Simon Albert MBBS DRCOG MRCP  
Mr C G Williams  
Mr D Lawton (Trustee - appointed 16 March 2022) (Treasurer - appointed 06 June 2022)

**HONORARY SECRETARY**

Mrs A Youngson  
Whitehill Farm  
Burford  
Oxon, OX18 4DT

**BANKERS**

TSB Bank plc, 4, Sheep Street, Burford, Oxon, OX18 4LN

**INDEPENDENT EXAMINER**

B L Connolly ACA  
Arubus Chartered Accountants  
Units 1-4 Stockton's Courtyard  
Overbury  
Gloucestershire  
GL20 7NT

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES (CONTINUED)**

**31 DECEMBER 2022**

The trustees present their Annual Report and a Receipts and Payments Account for the year ended 31 December 2022.

**Charitable Status**

The Burford Almshouse Charity, is administered under a trust deed (Charity Commission reference 238,130 A/2) dated 20 February 1992.

**Principal Activity**

The main activity of the charity is in Burford with an area of benefit within a seven mile radius of the Tolsey in Burford. The Burford Almshouse Charity has 18 almshouses which are allocated to local residents with limited income.

**Principal Address**

The principal address is:

Whitehill Farm  
Burford  
Oxon  
OX18 4DT

Tel: 01993-822894

**Trustees**

In accordance with the scheme approved by the Charity Commissioners, nominated trustees appointed by the Burford Town Council, serve for a term of four years. Co-opted trustees are appointed for a term of five years by a resolution of the trustees passed at a special meeting of the Trustees. When vacancies arise, local persons are invited by the trustees to become co-opted trustees. New trustees are briefed before their appointment is confirmed.

**Meetings**

The trustees held four ordinary meetings during the year.

**Investment powers**

The trustees have no special investment powers. Accordingly, investments are confined to narrower-range securities and common investment schemes. Cash surplus to immediate requirements is invested in the COIF Charities Deposit Fund.

**Consideration and mitigation of risks**

Physical damage to property or injury to residents or members of the public which is addressed by adequate public liability and fire insurance policies as well as installing fire detection and alarm mechanisms. Unforeseen property repairs which are covered by allocation to the Extraordinary Repairs Fund (ERF) and the Cyclical Repairs Fund (CMF). Diminution in the value of investments which is addressed by spreading the risk via investment in common investment funds.

**Objectives and summary of main activities**

The Burford Almshouse Charity continued to be administered in accordance with the Charity Commission Scheme dated 20<sup>th</sup> February, 1992, as amended.

The trustees aim to provide accommodation to modern standards for persons residing in the area of benefit who have limited means. When vacancies arise, preference is given to suitable applicants especially women over 55. The charity has 18 almshouses of which 10 are Grade II Listed Buildings.

The Charity does not employ any staff and the almshouses were administered by the trustees who do not charge for their services.

The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

**Achievements and performance**

As at 31 December 2022 there were no vacant almshouses.

In April 2017, an independent quinquennial review of all the Almshouses was conducted. This was to ensure that the integrity of the structure and fabric of the properties remain fit for purpose. It has also informed the Trustees of any shortcomings and problems with the premises/buildings to be addressed in the ongoing maintenance program. The cost of this review was funded from the Cyclical Maintenance Fund. Additionally during 2021 a full electrical inspection was carried out in all properties including personal appliances which cost £2,788 and was funded out of CMF funds.

During 2022, the major items of expenditure were internal decorations at 1 Vicks Close and installation of new heaters amounting to £15,300, replacement of heating at Prices (£5,055) and Windrush refurbishment (£4,950). There were several other items of sundry repair and routine maintenance and the total for property repairs and maintenance amounted to £33,150. Costs for heating oil and insurance continue to rise with costs for the year of £6,563 and £3,365 respectively

The Charity made an overall profit for the year of £2,350 after including transfers to CMF and ERF.

### **Financial Review**

After transfers to the Cyclical Maintenance Fund (CMF) and Extraordinary Repairs Fund (ERF) the Unrestricted Fund of the Burford Almshouse Charity showed a surplus of £264 for the year to 31 December 2022. Monies were expended from the CMF in the amount of £30,064 mainly in respect of external redecoration of the premises at 1, Vicks Close, prior to a new tenancy agreement. Further electrical work was also carried out to replace heaters at Prices.

As at 31 December 2022, the market value of investments was £427,815 compared £429,093 as at 31 December 2021.

With £313,669 held in the ERF, sufficient monies have been set aside for major repairs that may be required in the future.

The Charity's policy on reserves is to continue to set aside sums for the ERF and CMF and to retain the accumulated surplus on the Unrestricted Fund to meet any unforeseen expenditure that might be needed in the future. The value of the Endowment Fund is only £91,560.

### **Plans for Future Periods**

The trustees will continue to refurbish and update the almshouses as and when necessary.

### **Statement of trustees' responsibilities**

Charity Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charities and of the surplus or deficit of the charities for that period. In preparing those statements, the trustees are required to:

- . select suitable accounting policies and then apply them consistently;
- . make judgements and estimates that are reasonable and prudent;
- . state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements, and;
- . prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charities will continue in operational existence.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charities and to enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008.

They are also responsible for safeguarding the assets of the charities and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES (CONTINUED)**

**31 DECEMBER 2022**

**Professional advisers and relevant organisations**

Details of professional advisers and other relevant organisations are provided at the front of these accounts.

**Independent Examiner**

Mrs B L Connolly was appointed as the charity's independent examiner in 2014. The trustees intend to invite Mrs B L Connolly to undertake the independent examination of the trusts for the financial year to 31 December 2023.

Approved by the Trustees on 13<sup>th</sup> March 2023 and signed on their behalf by:



D Griffin  
Chairman of the Trustees



Charity Name The Burfords Almshouse charity				<b>CC16a</b>
<b>Receipts and payments accounts</b>				
For the period from	Period start date 01-Jan-22	To	31-Dec-22	



	Unrestricted fund to the nearest £	ERF Restricted fund to the nearest £	CMF Restricted fund to the nearest £	Endowment fund to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>						
Weekly contributions	51,180		-	-	51,180	47,518
Donations		-	-	-	-	
Heating Charges		-	-	-	-	4,464
Council Tax ( residents)		-	-	-	-	-
Investment income	4,426	-	-	-	4,426	4,142
Wayleaves	21	-	-	-	21	55
Bank interest	72	229	829	-	1,131	87
		-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>55,699</b>	<b>229</b>	<b>829</b>	<b>-</b>	<b>56,758</b>	<b>56,266</b>
<b>A2 Asset and investment sales, (see table).</b>						
	-	-	-	-	-	-
	-	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>55,699</b>	<b>229</b>	<b>829</b>	<b>-</b>	<b>56,758</b>	<b>56,266</b>
<b>A3 Payments</b>						
Property repairs	33,150			-	33,150	12,330
Garden maintenance	620	-	-	-	620	615
Fire precautions	3,120	-	-	-	3,120	2,530
Heating oil	6,563	-	-	-	6,563	3,070
Heating servicing		-	-	-	-	-
Software	257	-	-	-	257	223
Electricity landlord	1,274	-	-	-	1,274	1,011
Council tax ( residents)		-	-	-	-	-
Water rates	2,927				2,927	3,134
Heating grants					-	-
Insurance	3,365				3,365	3,449
Subscriptions	323				323	386
Secretarial services		-	-	-	-	-
Independent examination fees	870				870	870
Printing and stationery	244				244	316
Property Management fees	1,695	-	-	-	1,695	2,220
		-	-	-	-	-
<b>Sub total</b>	<b>54,408</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>54,408</b>	<b>30,154</b>
<b>A4 Asset and investment purchases, (see table)</b>						
NAACIF accumulation units	-	-	-	-	-	-
	-	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>54,408</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>54,408</b>	<b>30,154</b>
<b>Net of receipts/(payments)</b>	<b>1,291</b>	<b>229</b>	<b>829</b>	<b>-</b>	<b>2,350</b>	<b>26,112</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>1,027</b>	<b>11,529</b>	<b>10,502</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>60,514</b>	<b>13,164</b>	<b>81,555</b>	<b>-</b>	<b>155,233</b>	<b>129,121</b>
<b>Cash funds this year end</b>	<b>60,778</b>	<b>24,922</b>	<b>71,882</b>	<b>-</b>	<b>157,583</b>	<b>155,233</b>

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	TSB	28,930	-	-
	COIF Deposit Funds col 1 (2) col 2 ( 3 4)	31,848	86,279	-
	NS&I	-	10,526	-
	<b>Total cash funds</b>	<b>60,778</b>	<b>96,805</b>	<b>-</b>

(agree balances with receipts and payments account(s)) OK OK OK


Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	NAACIF income shares	Endowment	41,780	75,076
	Charishare Common Investment Fund	Endowment	6,113	16,484
	NAACIF accumulation units	ERF	96,186	313,669
	NAACIF income shares	Unrestricted Fund	20,000	22,586

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Freehold property (18 Almshouses)		871,840	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	D P Griffin	13-Mar-23
	D Lawton	13-Mar-23

# Independent examiner's report on the accounts

Report to the trustees/ members of The Burford Almshouse Charity

On accounts for the year ended 31 December 2022

Charity no 1036380

## Respective responsibilities of trustees and examiner

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

It is my responsibility to:

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

## Basis of independent examiner's statement

My examination was carried out in accordance with 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 accounts, and seeking explanations from the 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

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: 

Date:

Name:

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

Address:

**THE BURFORD ALMSHOUSE CHARITY**

England & Wales - Charity number 1036380

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# Accounts

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**BURFORD CHARITIES**

**THE BURFORD ALMSHOUSE CHARITY**

**Report and Financial Statements**

**Year ended 31 December 2021**

**Charity no: 1036380**

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES**

**31 DECEMBER 2021**

**TRUSTEES**

**EX OFFICIO**

The Reverend Tom Putt

**NOMINATIVE TRUSTEES (Town Council)**

Mrs J Tunnell-Westmacott

Mr D. Cohen

**CO-OPTED TRUSTEES**

Mr N Street

Mrs P Barraclough

Mr D P Griffin FCA (Treasurer)

Mrs G Hames

Mr J Harrington

B J Marks OBE FCA (Chairman)

Dr Simon Albert MBBS DRCOG MRCP

Mr C G Williams

**HONORARY SECRETARY**

Mrs A Youngson

Whitehill Farm

Burford

Oxon, OX18 4DT

**BANKERS**

TSB Bank plc, 4, Sheep Street, Burford, Oxon, OX18 4LN

**INDEPENDENT EXAMINER**

B L Connolly ACA

Arubus Accountants

Units 1-4 Stockton's Courtyard

Overbury

Gloucestershire

GL20 7NT

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES (CONTINUED)**

**31 DECEMBER 2021**

The trustees present their Annual Report and a Receipts and Payments Account for the year ended 31 December 2021.

**Charitable Status**

The Burford Almshouse Charity, is administered under a trust deed (Charity Commission reference 238,130 A/2) dated 20 February 1992.

**Principal Activity**

The main activity of the charity is in Burford with an area of benefit within a seven mile radius of the Tolsey in Burford. The Burford Almshouse Charity has 18 almshouses which are allocated to local residents with limited income.

**Principal Address**

The principal address is:

Whitehill Farm  
Burford  
Oxon  
OX18 4DT

Tel: 01993-822894

**Trustees**

In accordance with the scheme approved by the Charity Commissioners, nominated trustees appointed by the Burford Town Council, serve for a term of four years. Co-opted trustees are appointed for a term of five years by a resolution of the trustees passed at a special meeting of the Trustees. When vacancies arise, local persons are invited by the trustees to become co-opted trustees. New trustees are briefed before their appointment is confirmed.

**Meetings**

The trustees held four ordinary meetings during the year.

**Investment powers**

The trustees have no special investment powers. Accordingly, investments are confined to narrower-range securities and common investment schemes. Cash surplus to immediate requirements is invested in the COIF Charities Deposit Fund.

**Consideration and mitigation of risks**

Physical damage to property or injury to residents or members of the public which is addressed by adequate public liability and fire insurance policies as well as installing fire detection and alarm mechanisms. Unforeseen property repairs which are covered by allocation to the Extraordinary Repairs Fund (ERF) and the Cyclical Repairs Fund (CMF). Diminution in the value of investments which is addressed by spreading the risk via investment in common investment funds.

**Objectives and summary of main activities**

The Burford Almshouse Charity continued to be administered in accordance with the Charity Commission Scheme dated 20<sup>th</sup> February, 1992, as amended.

The trustees aim to provide accommodation to modern standards for persons residing in the area of benefit who have limited means. When vacancies arise, preference is given to suitable applicants especially women over 55. The charity has 18 almshouses of which 10 are Grade II Listed Buildings.

The Charity does not employ any staff and the almshouses were administered by the trustees who do not charge for their services.

The trustees have had regard to the guidance issued by the Charity Commission on public benefit.

**Achievements and performance**

As at 31 December 2021 there was one vacant almshouse.

In April 2017, an independent quinquennial review of all the Almshouses was conducted. This was to ensure that the integrity of the structure and fabric of the properties remain fit for purpose. It has also informed the Trustees of any shortcomings and problems with the premises/buildings to be addressed in the ongoing maintenance program. The cost of this review was funded from the Cyclical Maintenance Fund. Additionally during 2021 a full electrical inspection was carried out in all properties including personal appliances which cost £2,788 and was funded out of CMF funds.

During 2021, the major items of expenditure were external decorations at Prices Almshouses (£2,137) replacement of heating at 4 Vicks (£1,570) and installation of two new porches at Briggs Almshouses amounting to £2,920. There were several other items of sundry repair and routine maintenance and the total for property repairs and maintenance amounted to £2,915.

The Charity made an overall profit for the year of £6,546 after including transfers to CMF and ERF.

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES (CONTINUED)**

**31 DECEMBER 2021**

**Financial Review**

After transferring £17,934 to the Cyclical Maintenance Fund (CMF) and £10,962 to the Extraordinary Repairs Fund (ERF), the Unrestricted Fund of the Burford Almshouse Charity showed a surplus of £6,546 for the year to 31 December 2021. Monies were expended from the CMF in the amount of £9,415 mainly in respect of external redecoration of the 3 premises on The Hill, electrical review across all the Almshouses, replacement of heating in 4 Vicks and installation of new porches on Briggs Almshouses.

As at 31 December 2021, the market value of investments was £429,093 compared £382,923 as at 31 December 2020. The increase amounts to £46,170 or 12%.

With £311,210 held in the ERF, sufficient monies have been set aside for major repairs that may be required in the future.

The Charity's policy on reserves is to continue to set aside sums for the ERF and CMF and to retain the accumulated surplus on the Unrestricted Fund to meet any unforeseen expenditure that might be needed in the future as the value of the Endowment Fund is only £94,571

**Plans for Future Periods**

The trustees will continue to refurbish and update the almshouses as and when necessary.

**Statement of trustees' responsibilities**

Charity Law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charities and of the surplus or deficit of the charities for that period. In preparing those statements, the trustees are required to:

- . select suitable accounting policies and then apply them consistently;
- . make judgements and estimates that are reasonable and prudent;
- . state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements, and;
- . prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charities will continue in operational existence.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charities and to enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008.

They are also responsible for safeguarding the assets of the charities and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**THE BURFORD ALMSHOUSE CHARITY  
REPORT OF THE TRUSTEES (CONTINUED)**

**31 DECEMBER 2021**

**Professional advisers and relevant organisations**

Details of professional advisers and other relevant organisations are provided at the front of these accounts.

**Independent Examiner**

Mrs B L Connolly was appointed as the charity's independent examiner in 2014. The trustees intend to invite Mrs B L Connolly to undertake the independent examination of the trusts for the financial year to 31 December 2022.

Approved by the Trustees on 16<sup>th</sup> March 2022 and signed on their behalf by:

A handwritten signature in black ink, appearing to read 'B.J. Marks', with a long horizontal flourish extending to the right.

B.J. Marks OBE FCA  
Chairman of the Trustees

Charity Name The Burfords Almshouse charity				<b>CC16a</b>
<b>Receipts and payments accounts</b>				
For the period from	Period start date 01-Jan-21	To	31-Dec-21	

Unrestricted fund	ERF Restricted fund	CMF Restricted fund	Endowment fund	Total funds	Last year
to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £

### A1 Receipts

Weekly contributions	47,518	-	-	47,518	44,758
Donations	-	-	-	-	104
Heating Charges	4,464	-	-	4,464	4,464
Council Tax ( residents)	-	-	-	-	-
Investment income	4,142	-	-	4,142	4,211
Wayleaves	55	-	-	55	21
Bank interest	2	1	84	87	334
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>56,181</b>	<b>1</b>	<b>84</b>	<b>56,266</b>	<b>53,892</b>

### A2 Asset and investment sales, (see table).

	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>Total receipts</b>	<b>56,181</b>	<b>1</b>	<b>84</b>	<b>-</b>	<b>56,266</b>	<b>53,892</b>
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### A3 Payments

Property repairs	2,915	-	9,415	-	12,330	26,135
Garden maintenance	616	-	-	-	615	370
Fire precautions	2,530	-	-	-	2,530	2,627
Heating oil	3,070	-	-	-	3,070	2,471
Heating servicing	-	-	-	-	-	310
Software	223	-	-	-	223	223
Electricity landlord	1,011	-	-	-	1,011	1,098
Council tax (residents)	-	-	-	-	-	-
Water rates	3,134	-	-	-	3,134	3,076
Heating grants	-	-	-	-	-	-
Insurance	3,449	-	-	-	3,449	3,246
Subscriptions	386	-	-	-	386	255
Secretarial services	-	-	-	-	-	-
Independent examination fees	870	-	-	-	870	1,020
Printing and stationery	316	-	-	-	316	278
Property Management fees	2,220	-	-	-	2,220	2,165
<b>Sub total</b>	<b>20,739</b>	<b>-</b>	<b>9,415</b>	<b>-</b>	<b>30,154</b>	<b>43,271</b>

### A4 Asset and investment purchases, (see table)

NAACIF accumulation units	-	-	-	-	-	21,668
	-	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>Total payments</b>	<b>20,739</b>	<b>-</b>	<b>9,415</b>	<b>-</b>	<b>30,154</b>	<b>64,939</b>
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<b>Net of receipts/(payments)</b>	<b>35,442</b>	<b>1</b>	<b>-</b>	<b>9,331</b>	<b>-</b>	<b>26,112</b>	<b>-</b>	<b>11,047</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>28,896</b>	<b>10,962</b>	<b>17,934</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>53,968</b>	<b>2,201</b>	<b>72,952</b>	<b>-</b>	<b>129,121</b>	<b>140,168</b>	<b>-</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>60,514</b>	<b>13,164</b>	<b>81,555</b>	<b>-</b>	<b>155,233</b>	<b>129,121</b>	<b>-</b>	<b>-</b>



Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	TSB	39,240	-	-
	COIF Deposit Funds	21,273	84,194	-
	NS&I	-	10,525	-
	<b>Total cash funds</b>	<b>60,514</b>	<b>94,719</b>	<b>-</b>

(agree balances with receipts and payments account(s)) OK

	OK Unrestricted funds to nearest £	OK Restricted funds to nearest £	OK Endowment funds to nearest £
<b>B2 Other monetary assets</b>			
Details	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			
NAACIF income shares	Endowment	41,780	77,490
Charishare Common Investment Fund	Endowment	6,113	17,081
NAACIF accumulation units	ERF	96,186	311,210
NAACIF income shares	Unrestricted Fund	20,000	23,312
		-	-

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			
Freehold property (18 Almshouses)		871,840	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			
		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	B J Marks	16-Mar-22
	D P Griffin	16-Mar-22

# Independent examiner's report on the accounts

Report to the trustees/ members of The Burford Almshouse Charity

On accounts for the year ended 31 December 2021

Charity no 1036380

## Respective responsibilities of trustees and examiner

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

It is my responsibility to:

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

## Basis of independent examiner's statement

My examination was carried out in accordance with 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 accounts, and seeking explanations from the 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

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: B Connolly

Date: 22/03/2022

Name: Mrs Bonnie Connolly

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

ACA

Address: Arubus Chartered Accountants

Units 1-4 Stockton's Courtyard, Overbury, Gloucestershire, GL20 7NT