

**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**

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**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

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

**31 DECEMBER 2025**

**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				CC16a
Receipts and payments accounts				
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>- 5,890</b>	<b>2,344</b>	<b>1,312</b>	<b>-</b>	<b>2,234</b>	<b>55,199</b>
<b>A5 Transfers between funds</b>	<b>- 12,350</b>	<b>12,350</b>		<b>-</b>	<b>-</b>	<b>-</b>
<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>
<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>

## 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>	

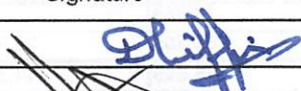

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	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

	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	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	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