

BURGH HOUSE CIO

England & Wales · Charity number 1159634

Details

Status Registered

Legal form CIO

Registered 2014-12-16

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

Contact

Address Burgh House CIO
Burgh House
New End Square
London
NW3 1LT

Phone 02074310144

Email info@burghhouse.org.uk

Website www.burghhouse.org.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE:(1) TO PRESERVE FOR THE PUBLIC BENEFIT THE WHOLE OR SUCH PART OR PARTS OF THE BUILDING KNOWN AS BURGH HOUSE AS SHALL OR MAY HEREAFTER BE VESTED IN THE CIO OR IN RESPECT OF WHICH THE CIO SHALL HAVE ANY INTEREST;(2) TO PROTECT AND IMPROVE THE AMENITIES OF BURGH HOUSE FOR THE PUBLIC BENEFIT;(3) TO PRESERVE FOR THE PUBLIC BENEFIT AS AN ADJUNCT TO BURGH HOUSE FURNITURE, PICTURES AND OTHER CHATTELS ORDINARILY KEPT THEREAT OR WHICH MAY BE GIVEN OR LOANED TO THE CIO AND WHICH THE TRUSTEES SHALL CONSIDER TO BE APPROPRIATE TO BE KEPT AT BURGH HOUSE;(4) TO FACILITATE AND ENCOURAGE ACCESS TO AND STUDY AND APPRECIATION OF BURGH HOUSE AND HAMPSTEAD AND SUCH FURNITURE, PICTURES AND CHATTELS AS AFORESAID BY THE GENERAL PUBLIC;(5) TO FACILITATE AND ENCOURAGE THE USE AND OCCUPATION OF THE WHOLE OR PART OF BURGH HOUSE AND THE USE OF SUCH CHATTELS AS AFORESAID FOR CHARITABLE PURPOSES.

Activities: Burgh House is a cultural and community centre whose main activities are concerts; exhibitions by local artists and lectures; meetings of local groups, and the Hampstead Museum. It is open to the general public free of charge. The principal purposes of the CIO are to preserve Burgh House and its contents, and to protect and improve its amenities for the public benefit.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Arts/culture/heritage/science, Environment/conservation/heritage
- **Who:** The General Public/mankind

Geography

- Camden

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£490,540	£485,112	-	-
2024-03-31	£406,233	£574,354	-	-
2023-03-31	£336,874	£474,030	-	-
2022-03-31	£390,929	£292,697	-	-
2021-03-31	£183,161	£166,445	-	-

Trustees

Name	Role	Appointed
Anna Burrage		2023-03-15
Antonia Logue-Bose		2021-09-22
Edgar Robin Allies		2025-12-10
Frances Anne Carey		2025-12-10
Heather Stewart		2021-09-22
Jessica Lauren Frey		2025-12-10
Juliette Sonabend		2020-12-02
Paul Anthony McMahon		2021-02-24
Peter Kohl		2025-03-19
Shireen Fraser		2025-12-10

BURGH HOUSE CIO

England & Wales - Charity number 1159634

Accounts

Burgh House CIO, Registered Charity No1159634

TRUSTEES' REPORT & ACCOUNTS

For the Year to 31 March 2024

Burgh House, New End Square, Hampstead, London NW3 1LT

Burgh House CIO Trustees' Report

The Burgh House Charitable Incorporated Organisation was constituted in 2014 and is registered with the Charity Commissioners under charity number 1159634. It was formed to take on all the activities, obligations, assets and liabilities of Burgh House Trust (registered charity 275552) from 1 April 2015 and became the sole Trustee of the Burgh House Trust.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014.

Principal Purposes and Activities

The principal purposes of the Burgh House CIO are to preserve Burgh House and its contents, to protect and improve its amenities for the public benefit, to facilitate access to the House by the general public and to encourage its use and occupation for charitable purposes.

The main activities of the House are exhibitions, talks, recitals, workshops and community projects. The House has no charge for entrance and aims to deliver a cultural programme that is accessible to everyone, growing and diversifying our audiences to reflect the community we serve. These are made possible through the charity's commercial activity as a weddings/ private events space, café and meeting space.

Review of Activities in the year to 31 March 2024

Financial Performance

The year to 31 March 2024 was one of significant change for Burgh House. Several key employees left the organisation during the year, including the Director and the Deputy Director, and our new Director, Angela Doane, took over in March 2024 with a mission to review all of our operations and staffing structures.

For a second successive accounting year we incurred a significant financial deficit. Some of this deficit was due to our remaining spending commitments related to the original grant from the Marie-Louise von Motesiczky Charitable Trust two years earlier, but some of the loss related to higher than budgeted costs associated with our internal events programme. The board of trustees reviews the financial position on a quarterly basis, and we have always been confident that we have been trading safely, given our strong reserves position.

Nevertheless, given two years of significant losses, early in 2024 the Board committed to two courses of action:

1. We performed a strategic review of our revenue potential and committed costs between April and June 2024, to ensure that we are able to trade sustainably going forward.

2. In March 2024 we liquidated our investments with COIF in order to generate £220k of cash to shore up our cash reserves (to approximately £300k) thereby giving us even more confidence in our ability to trade safely and responsibly going forward.
3. The second action above prompted several discussions at board level about our various reserve accounts, which the funds were intended to represent. Following these discussions and further investigation, we confirmed that no funds or reserves (other than that related to the Marie-Louise von Motesiczky Charitable Trust's grant) are restricted, and therefore we concluded that the accounts would be simpler, more transparent, and more useful to the reader if we consolidated all reserves into the general reserve. See notes 6, 8 and 9 below.

Our trading during the first 6 months of the year ended 31 March 2025 have been satisfactory. Cash levels have increased, cost levels have reduced, and we have been trading at a small surplus.

Commercial Activity during the year

During this year, we hosted 56 weddings, 25 private parties, 17 celebrations of life and 42 externally hired concerts. The House is also growing in popularity as a venue for filming, including media interviews.

Cultural Programme during the year

Burgh House offered a vibrant cultural programme throughout the year (including but not limited to externally hired events). An exciting public programme included musical performances, talks and book readings, wine-tastings, creative workshops, and some Burgh House Lates.

Highlights of Burgh House's exhibitions programme for the year include:

Lancelot Ribeiro: Finding Joy in a Landscape (May – December 2023)

This exhibition was a journey through the changing landscapes of Hampstead-based expressionist poet and painter Lancelot Ribeiro, from his roots in pre-Independence 1930s India to life in mid-20th century Britain. Ribeiro experimented with form and materials, moving from conventional depictions of the Lake District to otherworldly townscapes and sharp, bright abstracts inspired by geology. This exhibition continues the long relationship between Burgh House and the artist. Lancelot Ribeiro first exhibited at Burgh House in 1980 with the Indian Artists UK, and *Finding Joy in a Landscape* was another successful collaboration with Marsha Ribeiro, the artist's daughter, who first worked with Burgh House on the *Retracing Ribeiro* exhibition in 2016.

Tell Me A Story

Inspired by Ribeiro's poetry as well as his paintings Burgh House launched *Tell Me A Story* a combination of exhibition and competition in which an eclectic selection of objects and artworks from the Burgh House collection were displayed without any of the usual accompanying information. Visitors were encouraged to let their imaginations be inspired by the artworks and to submit creative responses to a competition. The competitions were a great success, receiving more than 60 entries from both adults and children. Entries came

Burgh House CIO, Registered Charity No1159634

from across the UK, Europe and America, as well as those local to Burgh House, and in a range of languages. The project was also featured in an international project on Museum Storytelling run by French academics.

Artist in Focus

Throughout 2023-4 Burgh House held 7 exhibitions as part of the *Artist in Focus* programme, funded by Osborne's Law. The exhibitions took place in the Peggy Jay Gallery, Burgh House's hireable exhibition space, and enabled artists who face economic and cultural barriers to exhibit without the normal cost of hire. More than 20 artists exhibited across the exhibitions. Many made sales of their work, including to international collectors, and the *Private Views* saw hundreds of attendees, many of whom were new visitors to Burgh House.

Trustees

The London Borough of Camden may nominate three persons to be appointed as either a Trustee or as a member of the Finance and General Purposes Committee, with at least one of these being a Trustee. Trustees are selected to bring a wide range of the skills, knowledge and experience needed for effective administration of the CIO, and are appointed by a resolution passed at a properly convened meeting of the Trustees.

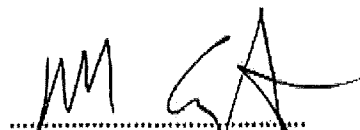
Trustees during the year were:

J Barker
A Burrage
N M Carrington (Chair of the Trustees)
L Chung
D Curtin
P Garner
C Gascoigne
A Logue-Bose
P A McMahon
J Sonabend
H Stewart
W Sudbury

Bankers

Barclays Bank UK PLC, 28 Hampstead High Street, London NW3 1QB.

Lloyds Bank plc, 140 Camden High Street, London NW1 ONG.


.....
Sir Nigel Carrington
(Chair of the Trustees)
11 December 2024

Independent Examiner's Report to the Trustees of Burgh House

I report on the accounts of the CIO for the year ended 31 March 2024 which are set out on pages 5-10.

Respective responsibilities of Trustees and examiner

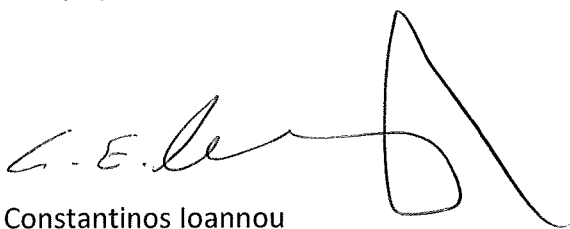
As the charity's Trustees you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Act), and that an independent examination is needed. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the Act) whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

During my examination, no matter has come to my attention which suggests that your accounting records have not been properly kept (in accordance with section 130 of the Charities Act) or that these accounts do not accord with them and comply with the Act. Nor, in my opinion, is there any matter in them to which special attention should be drawn.



Constantinos Ioannou
Chartered Accountant
Ioannou & Co
Chartered Accountants
767-769 High Road
London N12 8JY

11 December 2024

Statement of Financial Activity for the year ended 31 March 2024

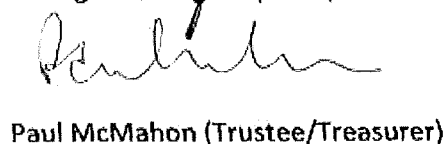
		Operating Activities	Provision for House Maintenance (Note 6)	2024 Total unrestricted funds	2023 Total unrestricted funds
		£	£	£	£
Income					
CIO Activities	Note 2	365,936		365,936	312,338
Fund Raising Activities	Note 3	32,870		32,870	24,401
Investment		7,427		7,427	6,021
Restricted income		-		-	-
Total Income		406,233	-	406,233	342,760
Expenditure					
Raising Funds	Note 3	(10,483)		(10,483)	(10,966)
Charitable Activities	Note 4	(531,371)		(531,371)	(428,167)
House maintenance	Note 6	-		-	(33,602)
Restricted expenditure	Note 10	(32,500)		(32,500)	(35,238)
Total Expenditure		(574,354)	-	(574,354)	(507,973)
Net income/(expenditure)		(168,120)	-	(168,120)	(165,213)
Net increase/(decrease) in value of					
Fund increase				19,142	(7,115)
Net movement in funds				(148,978)	(172,328)
Total funds brought forward				284,539	456,867
Total funds carried forward				£135,560	£284,539

Burgh House CIO, Registered Charity No1159634

Balance Sheet at 31 March 2024

	2024	2023
	£	£
Assets		
COIF Shares	-	210,164
COIF Deposit	1,262	59,572
Office equipment & fittings	1,510	1,253
Bank balances & cash	308,377	120,989
Debtors & prepayments	24,442	17,583
Bookstall stock	6,228	2,729
	<u>341,819</u>	<u>412,290</u>
Liabilities		
Current liabilities	(44,616)	(12,923)
Deposit control	(61,050)	(38,300)
Taxes & Pensions	(7,283)	(10,418)
Income received in advance	(93,309)	(66,110)
	<u>(206,258)</u>	<u>(127,751)</u>
	<u>£135,560</u>	<u>£284,539</u>
Unrestricted funds		
Provision for House Maintenance	Note 6 -	149,748
Wade Museum Fund	Note 8 -	37,896
General Fund	Note 9 121,907	50,742
	<u>£121,907</u>	<u>£238,386</u>
Restricted funds		
MLvM	13,653	46,153
	<u>£135,560</u>	<u>£284,539</u>


Sir Nigel Carrington (Chair)


Paul McMahon (Trustee/Treasurer)

11 December 2024

Notes to the Accounts for the year ended 31 March 2024

1. Accounting Policies

These Financial statements have been prepared in compliance with FRS102 and follow the Charities SORP (FRS102).

Income is included in the Statement of Financial Activities as it is earned. Amounts which relate to subsequent accounting periods are shown in the Balance Sheet as Income received in advance.

Expenditure on Furniture, Fixtures and Fittings and on Acquisitions for the Museum is written off as incurred and no valuation is included in the General Fund Balance Sheet.

The assets of the CIO are mainly placed with The Charities Official Investment Fund (COIF), as either Charity Deposits or Charity Units. These units were all sold during the financial year.

Bookstall stocks are included in the Balance Sheet at the lower of cost or saleable value.

2. Income in furtherance of the CIO's objectives

	2024		2023	
	£	£	£	£
Donations and Legacies				
Friends of Burgh House	3,759		3,526	
LB Camden, business support	-		-	
Other	<u>38,298</u>		<u>30,022</u>	
		42,057		33,549
Commercial rent		272,697		235,040
Events		<u>51,182</u>		<u>43,749</u>
Total Income		<u>365,936</u>		<u>312,338</u>

3. Fundraising activities

	2024		2023	
	£	£	£	£
Income from fund raising activities				
Shop sales	16,355		13,121	
Events - internal	<u>16,515</u>		<u>11,280</u>	
Total from operating activities	32,870		24,401	
Donations and fundraising events for the building refurbishment (note 6)				
Total from fund raising activities		32,870		24,401
Less expenditure on raising funds				
Cost of shop sales	(5,662)		(6,111)	
Cost of events	<u>(4,821)</u>		<u>(4,855)</u>	
Total cost of generating funds:		<u>(10,483)</u>		<u>(10,966)</u>
Net income from fund raising activities		<u>22,388</u>		<u>13,435</u>

4. Expenditure

	2024		2023	
	£	£	£	£
General Expenses:				
Salaries and casual work	252,294		245,002	
Other general administration expenses	97,221		49,758	
Maintenance, cleaning & garden	92,620		58,871	
Utilities and Council Tax	48,883		40,990	
Insurance and security system	10,118		11,633	
Independent examination fees	3,720		2,112	
Museum expenses	<u>26,515</u>	531,371	<u>19,801</u>	428,167
Furniture, fixtures and fittings		<u>-</u>		<u>-</u>
		<u>531,371</u>		<u>428,167</u>

General Expenses relating to the CIO as a whole on fund-raising, publicity and general administration are not separately identified. Apart from the cost of the General Manager, whose salary is included in Salaries and casual work, these functions are largely carried out on a voluntary basis by the Trustees, members of the Committee of Management and of the Friends of Burgh House. No trustee expenses have been incurred and none of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity.

5. Tenure of Burgh House

The freehold of Burgh House is owned by the London Borough of Camden. The CIO currently has a 25-year lease at a peppercorn rental.

6. Provision for House Maintenance

The Provision for House Maintenance was originally set up, based on a professional review to cover the expected expenditure for known major irregular replacement or maintenance items, such as the heating and hot water system, wiring and kitchen appliances and external redecoration. The annual provision, allocated from income received, is set as necessary to reflect changes in the expected costs of replacement and associated works. The amount so set aside has proved insufficient to cover the rewiring of the house and associated refurbishment so dedicated donations and fundraising events are being raised to cover the shortfall. The Board concluded that this provision was largely cosmetic and unnecessarily complicated, so as you can see below, we have transferred the balance into the general reserve.

Transactions this year have been:

	2024		2023	
	£	£	£	£
Balance at start of year		149,748		183,350
Allocation of income received (note 9)	-		-	
less expenditure on renovation work (note 4)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Donations and fundraising events (note 3)	-		-	
Transfer to general fund reserve	(149,748)			
less expenditure on refurbishment	<u>-</u>	<u>(149,748)</u>	<u>(33,602)</u>	<u>(33,602)</u>
Net increase/(decrease) in the year		<u>(149,748)</u>		<u>(33,602)</u>
Balance at end of year		<u>-</u>		<u>149,748</u>

7. Heritage Assets

The Hampstead Museum aims to exhibit, interpret, collect, document and preserve for the public, material evidence and associated information related to the development of Hampstead, past and present. Since its foundation in 1979 as an integral part of Burgh House Trust it has been given numerous prints, pictures, books, small artefacts and some donations to be used extending the collection, which now contains over 3,500 objects. The Trustees of Burgh House Trust did not put a value of this collection on its Balance Sheet and, as Trustees of Burgh House CIO, have continued this practice as they believe that the cost of obtaining a valuation would be onerous compared with the additional benefits derived by the Museum and users of the accounts.

8. Wade Museum Fund

The main purpose of the Wade Museum Fund is to fund acquisitions for the Hampstead Museum. Transactions on the account this year (including the transfer to the general reserve) have been as follows:

	2024		2023	
	£	£	£	£
Balance at start of year		37,896		38,236
Less acquisition of paintings				
Transfer to General fund reserve	(37,896)			
Increase/(decrease) in value of COIF shares	-		(340)	
Net decrease in the year		<u>(37,896)</u>		<u>(340)</u>
Balance at end of year		<u>-</u>		<u>37,896</u>

9. General Fund

The General Fund is maintained as a reserve to cover all other eventualities, especially any annual operating deficits. Transactions on the account this year (including the transfers from the Wade and Maintenance funds (notes 6 & 8 above)) have been:

	2024		2023	
	£	£	£	£
Balance at start of year		50,742		153,890
Net incoming resources	(168,120)		(165,213)	
Expenditure charged to Provision for House Maintenance less Income allocated (note 6)			33,602	
	<u>(168,120)</u>		<u>(131,611)</u>	
Movement in restricted funds (MLVM)	32,500		35,238	
Transfer from maintenance	149,748			
Transfer from Wade	37,896			
Increase/(decrease) in value of COIF shares	<u>19,142</u>		<u>(6,775)</u>	
Net increase/(decrease) in the year		<u>71,166</u>		<u>(103,148)</u>
Balance at end of year		<u>121,908</u>		<u>50,742</u>

10. MLvM remaining balance (restricted)

There remains a small balance carried forward at 31 March 2024, and we have been working directly with the Marie-Louise von Motesiczky Charitable Trust on future spending plans.

	2024	2023
	£	£
Balance at start of year	46,153	81,391
Received in the year		
Expended during the year	<u>(32,500)</u>	<u>(35,238)</u>
Balance at end of year	<u>13,653</u>	<u>46,153</u>

11. Employees

	2024	2023
Average number of employees in the year	12	14
There were no employees who earned more than £60,000 in the year		

BURGH HOUSE CIO

England & Wales - Charity number 1159634

Accounts

Burgh House CIO, Registered Charity No1159634

TRUSTEES' REPORT & ACCOUNTS

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London NW3 1LT

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The main activities of the House are exhibitions, talks, recitals, workshops and community projects. The House has no charge for entrance and aims to deliver a cultural programme that is accessible to everyone, growing and diversifying our audiences to reflect the community we serve. These are made possible through the charity's commercial activity as a weddings/ private events space, café and meeting space.

Review of Activities in the year to 31 March 2023

The year to 31 March 2023 was challenging for Burgh House. We have incurred significant deficit in the financial year, and we expect to do so again in the year ended 31 March 2024. The board of trustees reviews the financial position on a quarterly basis and it is confident that the organisation will be able to return to achieving a break-even level of trading within the next year.

Summary of Commercial Activity during the year

We delivered 63 weddings and 89 private events (parties, funerals, meetings, concerts etc) during the year and were able to use the spare capacity to hire the House for filming on 3 occasions. Our operating costs however rose as we increased our investment in staffing with a view to rebuilding our events income and investing in the long-term future of the House.

We continued to benefit from generous grants from the Marie-Louise von Motesiczky Charitable Trust (which is contributing to our exhibition programme and a two-year programme of improvements to the fabric and lighting within the house) and from the AKO Foundation which has supported our curatorial costs. We are immensely grateful for these generous gifts which transformed our confidence and ability to continue to develop despite the Covid-related disruptions to our activities. In particular, the grant from the Marie-Louise von Motesiczky Charitable Trust which was received in the prior year financial year enabled

Burgh House CIO, Registered Charity No1159634

us to start major renovations to the museum rooms on the first floor of the House, providing a dramatic improvement to our public spaces and deliver increased opportunities for public access to those wishing to view our collections.

We ended the year with cash reserves of £121k and investments of £270K, having achieved a gross operating deficit in the year of £165k.

Cultural Programme during the year

Burgh House offered a wide variety of cultural programming throughout the year. Its rooms and galleries featured changing art exhibitions, with a lively public programme of singing and instrumental music, talks and lectures on art and books, readings and performances, wine-tastings, and hands-on creative workshops.

Highlights of Burgh House's exhibitions programme for the year include:

Those Remarkable Carlines (October 2022 – April 2023).

This exhibition celebrated the work of the talented Carline siblings, Hilda, Sydney and Richard, in the first public exhibition in over 40 years to focus on these accomplished and influential artists. The Carlines lived and worked in Hampstead, and their family home on Downshire Hill in the interwar years was nexus for a glamorous artistic social group including Stanley Spencer, Paul and John Nash, and Henry Lamb. Burgh House's exhibition brought together landscapes, portraits and domestic images from private and public collections. <https://www.burghhouse.org.uk/whats-on/exhibitions/those-remarkable-carlines>

Additionally, Richard Carline's daughter Hermione exhibited *Shifting Memories* under the new *Artist In Focus* programme which took place periodically throughout the year in Burgh House's Peggy Jay Gallery. Her daughters Josie and Madeleine Hunter also created an installation in the Burgh House drawing room.

Another highlight for Burgh House's exhibitions programme, focusing on illustration, was *John Burningham: An Illustrated Life* (February – September 2022) 'Down with the simpering 19th century goody-goody books that deprived children of their animal nature, wild imagination and lust for living'. Maurice Sendak, author and illustrator of *Where the Wild Things Are* introducing Burningham's autobiography. For some visitors this exhibition gave the chance re-connect with childhood favourites, including the featherless Borka, the ever-patient Mr Gumpy, and the mighty Shirley. For others it led to the discovery of the wild, wonderful, irreverent work of author, illustrator, and beloved Hampstead resident, John Burningham (1936-2019). <https://www.burghhouse.org.uk/whats-on/exhibitions/john-burningham-an-illustrated-life/past/2022>

John Cecil Stephenson: A Modernist in Hampstead (March – September 2022). Stephenson was an artist, craftsman, and engineer. He lived and worked at Mall Studios in Hampstead from 191 until 1965, a neighbour and friend to celebrated modernists including Hepworth, Nicholson, Mondrian and Calder. Stephenson was a steadfast part of Hampstead's artistic community.

Burgh House CIO, Registered Charity No1159634

Trustees

The London Borough of Camden may nominate three persons to be appointed as either a Trustee or as a member of the Management Committee, with at least one of these being a Trustee, and nominated Cllr. Oliver Cooper to be a Trustee during the year. Oliver Cooper subsequently lost his seat with Camden Council and was replaced by Anna Burrage. The other Trustees are selected to bring a wide range of the skills, knowledge and experience needed for effective administration of the CIO, and are appointed by a resolution passed at a properly convened meeting of the Trustees.

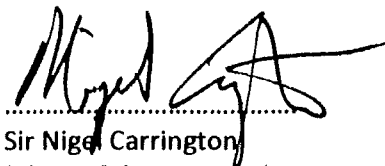
Trustees during the year were:

J Barker
J D Burns (resigned 30 September 2022)
N M Carrington (Chair of the Trustees)
L Chung
O H Cooper (resigned 18 May 2022)
A Burrage (appointed 15 March 2023)
D Curtin
P Garner
C Gascoigne
A C Ghilchik (resigned 18 May 2022)
A Logue-Bose
P A McMahan – (Treasurer)
C Seigel Eccleshare (resigned 18 May 2022)
J Sonabend
H Stewart
W Sudbury
B Wolf (resigned 18 May 2022)

Bankers

Barclays Bank UK PLC, 28 Hampstead High Street, London NW3 1QB

Lloyds Bank plc, 140 Camden High Street, London NW1 0NG



Sir Nigel Carrington
(Chair of the Trustees)

24 May 2024

Independent Examiner's Report to the Trustees of Burgh House

I report on the accounts of the CIO for the year ended 31 March 2023 which are set out on pages 6 - 12.

Respective responsibilities of Trustees and examiner

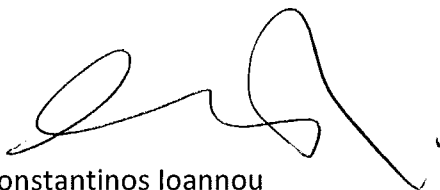
As the charity's Trustees you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Act), and that an independent examination is needed. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the Act) whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In the course of my examination, no matter has come to my attention which suggests that your accounting records have not been properly kept (in accordance with section 130 of the Charities Act) or that these accounts do not accord with them and comply with the Act. Nor, in my opinion, is there any matter in them to which special attention should be drawn.



Constantinos Ioannou
Chartered Accountant
Ioannou & Co
Chartered Accountants
767-769 High Road
London N12 8JY

24 May 2024

Statement of Financial Activity for the year ended 31 March 2023

				2023	2022
		Operating Activities	Provision for House Maintenance (Note 6)	Total unrestrict ed funds	Total unrestricted funds
		£	£	£	£
Income					
CIO Activities	Note 2	312,338		312,338	304,296
Fund Raising Activities	Note 3	24,401		24,401	4,762
Investment		6,021		6,021	4,933
Other income		-		-	45,707
Restricted income	Note 10	-		-	100,000
Total Income		342,760	-	342,760	459,698
Expenditure					
Raising Funds	Note 3	(10,966)		(10,966)	(3,518)
Charitable Activities	Note 4	(428,167)		(428,167)	(256,450)
House maintenance	Note 6	(33,602)		(33,602)	-
Restricted expenditure	Note 10	(35,238)		(35,238)	(18,609)
Total Expenditure		(507,973)	-	(507,973)	(278,577)
Net income/(expenditure)		(165,213)	-	(165,213)	181,121
Net increase/(decrease) in value of					
COIF Shares				(7,115)	18,594
Net movement in funds				(172,328)	199,715
Total funds brought forward				456,867	257,152
Total funds carried forward				£284,539	£456,867

Burgh House CIO, Registered Charity No1159634

Balance Sheet at 31 March 2023

	2023	2022
	£	£
Assets		
COIF Shares	210,164	217,279
COIF Deposit	59,572	53,566
Office equipment & fittings	1,253	-
Bank balances & cash	120,989	247,344
Debtors & prepayments	17,583	11,248
Bookstall stock	2,729	1,661
	<u>412,290</u>	<u>531,098</u>
Liabilities		
Current liabilities	(12,923)	(9,045)
Deposit Control	(38,300)	-
Taxes & Pensions	(10,418)	-
Income received in advance	(66,110)	(65,186)
	<u>(127,751)</u>	<u>(74,231)</u>
	<u>£284,539</u>	<u>456,867</u>
Unrestricted funds		
Provision for House Maintenance Note 6	149,748	183,350
Wade Museum Fund Note 8	37,896	38,236
General Fund Note 9	50,742	153,890
	<u>238,386</u>	<u>375,476</u>
Restricted funds		
Exhibition/Gallery and Burgh House Improvement fund Note 10	46,153	81,391
	<u>£284,539</u>	<u>£456,867</u>

Sir Nigel Carrington

Paul McMahon (Trustees)

24 May 2024

Notes to the Accounts for the year ended 31 March 2023

1. Accounting Policies

These Financial statements have been prepared in compliance with FRS102 and follow the Charities SORP (FRS102).

Income is included in the Statement of Financial Activities as it is earned. Amounts which relate to subsequent accounting periods are shown in the Balance Sheet as Income received in advance.

Expenditure on Furniture, Fixtures and Fittings and on Acquisitions for the Museum is written off as incurred and no valuation is included in the General Fund Balance Sheet.

The assets of the CIO are mainly placed with The Charities Official Investment Fund (COIF), as either Charity Deposits or Charity Units. The COIF Charity Units are quoted at their bid price, fluctuate in value and pays a variable dividend.

Bookstall stocks are included in the Balance Sheet at the lower of cost or saleable value.

2. Income in furtherance of the CIO's objectives

		2023	2022
	£	£	£
Donations and Legacies			
Friends of Burgh House	3,526		6,567
LB Camden, business support	-		1,580
Other	30,023		38,255
		33,549	46,402
Commercial rent		235,040	229,561
Events		43,749	28,333
Total Income		£312,338	£304,296

3. Fund-raising activities

			2023	2022
		£	£	£
Income from fund raising activities				
	Shop sales	13,121	3,585	
	Events	11,280	1,177	
	Total from operating activities	24,401	4,762	
	Donations and fundraising events for the building refurbishment (note 6)	-	-	
	Total from fund raising activities		24,401	4,762
Less expenditure on raising funds				
	Cost of shop sales	(6,111)	(2,527)	
	Cost of events	(4,855)	(991)	
	Total cost of generating funds:		(10,966)	(3,518)
	Net income from fund raising activities		£13,435	£1,244

4. Expenditure

			2023	2022
		£	£	£
General Expenses:				
	Salaries and casual work	245,002	157,412	
	Other general administration expenses	49,758	23,477	
	Maintenance, cleaning & garden	58,871	37,429	
	Utilities and Council Tax	40,990	16,815	
	Insurance and security system	11,633	6,942	
	Independent examination fees	2,112	1,920	
	Museum expenses	19,801	428,167	256,450
	Furniture, fixtures and fittings		-	-
			428,167	256,450

Burgh House CIO, Registered Charity No1159634

General Expenses relating to the CIO as a whole on fund-raising, publicity and general administration are not separately identified. Apart from the cost of the General Manager, whose salary is included in Salaries and casual work, these functions are largely carried out on a voluntary basis by the Trustees, members of the Committee of Management and of the Friends of Burgh House. No trustee expenses have been incurred and none of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity.

5. Tenure of Burgh House

The freehold of Burgh House is owned by the London Borough of Camden. The CIO currently has a 25-year lease at a peppercorn rental.

6. Provision for House Maintenance

The Provision for House Maintenance has been set up, based on a professional review to cover the expected expenditure for known major irregular replacement or maintenance items, such as the heating and hot water system, wiring and kitchen appliances and external redecoration. The annual provision, allocated from income received, is set as necessary to reflect changes in the expected costs of replacement and associated works. The amount so set aside has proved insufficient to cover the rewiring of the house and associated refurbishment so dedicated donations and fundraising events are being raised to cover the shortfall.

Transactions on the account have been:

		2023		2022
	£	£	£	£
Balance at start of year		183,350		168,350
Allocation of income received (note 9)	-		15,000	
less expenditure on renovation work (note 4)	-	-	-	15,000
Donations and fundraising events (note 3)	-		-	
less expenditure on refurbishment	(33,602)	-	-	-
Net increase/(decrease) in the year		(33,602)		15,000
Balance at end of year		£149,748		£183,350

7. Heritage Assets

The Hampstead Museum aims to exhibit, interpret, collect, document and preserve for the public, material evidence and associated information related to the development of Hampstead, past and present. Since its foundation in 1979 as an integral part of Burgh House Trust it has been given numerous prints, pictures, books, small artefacts and some donations to be used extending the collection, which now contains over 3,500 objects. The Trustees of Burgh House Trust did not put a value of this collection on its Balance Sheet and, as Trustees of Burgh House CIO, have continued this practice as they believe that the cost of obtaining a valuation would be onerous compared with the additional benefits derived by the Museum and users of the accounts.

8. Wade Museum Fund

The main purpose of the Wade Museum Fund is to fund acquisitions for the Hampstead Museum. Transactions on the account have been as follows:

			2023	2022
		£	£	£
Balance at start of year			38,236	34,186
Less acquisition of paintings		-	-	-
Increase/(decrease) in value of COIF shares		(340)	4,050	
Net decrease in the year			(340)	4,050
Balance at end of year			£37,896	£38,236

9. General Fund

The General Fund is maintained as a reserve to cover all other eventualities, especially any annual operating deficits. Transactions on the account have been:

			2023	2022
		£	£	£
Balance at start of year			153,890	54,616
Net incoming resources		(165,213)	181,121	
Expenditure charged to Provision for				
House Maintenance less Income allocated (note 6)		33,602	(15,000)	

Burgh House CIO, Registered Charity No1159634

		(131,611)		166,121	
Transferred to Restricted Funds		35,238		(81,391)	
Increase/(decrease) in value of COIF shares		(6,775)		14,544	
Net increase/(decrease) in the year			(103,148)		99,274
Balance at end of year			£50,742		£153,890

10. Restricted Funds

			2023		2022
		£	£	£	£
Balance at start of year			81,391		-
Received		-		100,000	
Less: Expended during the year		(35,238)		(18,609)	
Net increase/(decrease) in the year			(35,238)		81,391
Balance at end of year			£46,153		81,391

The above grant was received by Burgh House CIO and all funds are to be used for upgrading the Art Gallery, to hold a public exhibition dedicated to the artist Marie-Louise von Motesiczky and for educational purposes.

11. Employees

	<u>2023</u>	<u>2022</u>
Average number of employees during the year	14	11

No employee receives a salary greater than £60,000 per annum.

BURGH HOUSE CIO

England & Wales - Charity number 1159634

Accounts

Burgh House CIO, Registered Charity No1159634

TRUSTEES' REPORT & ACCOUNTS

For the Year to 31 March 2022

Burgh House, New End Square, Hampstead,
London NW3 1LT

Burgh House CIO Trustees' Report

The Burgh House Charitable Incorporated Organisation was constituted in 2014 and is registered with the Charity Commissioners under charity number 1159634. It was formed to take on all the activities, obligations, assets and liabilities of Burgh House Trust (registered charity 275552) from 1 April 2015 and became the sole Trustee of the Burgh House Trust.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014.

Principal Purposes and Activities

The principal purposes of the Burgh House CIO are to preserve Burgh House and its contents, to protect and improve its amenities for the public benefit, to facilitate access to the House by the general public and to encourage its use and occupation for charitable purposes.

The main activities of the House are exhibitions, talks, recitals, workshops and community projects. The House has no charge for entrance and aims to deliver a cultural programme that is accessible to everyone, growing and diversifying our audiences to reflect the community we serve. These are made possible through the charity's commercial activity as a weddings/ private events space, café and meeting space.

Review of Activities in the year to 31 March 2022

During year ended 31 March 2022 Burgh House successfully emerged from the pandemic. Our cultural programme was once again full and varied. Consequently, our financial performance was strong, as we traded at record levels whilst at the same time maintaining the strict cost controls adopted since the start of the pandemic.

Summary of Commercial Activity during the year

A year of uncertainty and changing regulations severely affected Burgh House's normal operations and number of public events, but the ability of the House to offer smaller Covid-safe weddings meant that our income remained stronger than expected across this period, even as we lost retail and other hire income. We delivered 107 weddings and private events during the year and were able to use the spare capacity to hire the House for filming on six occasions.

This increased level of commercial income was supplemented by generous grants from the Marie-Louise von Motesiczky Trust (which is contributing to our exhibition programme and a two-year programme of improvements to the fabric and lighting within the house) and from the AKO Foundation which has supported our curatorial costs. We are immensely

grateful for both of these generous gifts which transformed our confidence and ability to continue to develop despite the Covid-related disruptions to our activities. During the year we also recovered £43k proceeds from our insurance claim for losses incurred during the current and prior year as a result of the pandemic.

We ended the year with cash reserves of £301k, having achieved a gross operating surplus in the year of £181k.

Cultural Programme during the year

Although the pandemic had an adverse impact on our ability to host the normal level of public events in our music room, we were successful in delivering great exhibitions that were widely enjoyed and received well, particularly benefitting from the local population working significantly from home and not travelling to central London. Highlights of Burgh House's cultural programme for the year include exhibitions which brought new and more diverse audiences to the House: in June 2021, students who were members of Central Saint Martins' 'Lacuna', a queer collective, held a very well attended exhibition in the Peggy Jay Gallery and in September 2021 we opened a major exhibition by Jonny Briggs' in our newly named Marie-Louise von Motesiczky Gallery.

Postponed gallery exhibitions in our Peggy Jay Gallery were able to go ahead and our cultural family programme centred around the Lunar new year and Diwali were successfully delivered online. An exhibition of works by local illustrator John Burningham opened across the first floor in February 2022, demonstrating how successful the House can be at offering exhibitions that appeal to a cross generation age range.

Trustees

The London Borough of Camden may nominate three persons to be appointed as either a Trustee or as a member of the Management Committee, with at least one of these being a Trustee, and nominated Cllr. Oliver Cooper to be a Trustee during the year. The other Trustees are selected to bring a wide range of the skills, knowledge and experience needed for effective administration of the CIO, and are appointed by a resolution passed at a properly convened meeting of the Trustees.

Trustees during the year were:

J Barker (from 22 September 2021)
J D Burns (resigned 30 September 2022)
N M Carrington (Chair of the Trustees)
L Chung
O H Cooper
D Curtin
P Garner
C Gascoigne
A C Ghilchik (resigned 18 May 2022)

A Logue-Bose (from 22 September 2021)

P A McMahon – (Treasurer)

C Seigel

J Sonabend

H Stewart (from 22 September 2021)

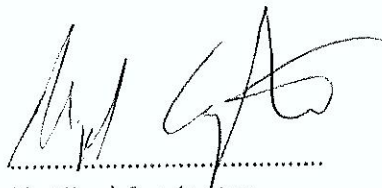
W Sudbury (from 22 September 2021)

B Wolf

Bankers

Barclays Bank UK PLC, 28 Hampstead High Street, London NW3 1QB

Lloyds Bank plc, 140 Camden High Street, London NW1 0NG



.....
Sir Nigel Carrington
(Chair of the Trustees)
16 March 2023

Independent Examiner's Report to the Trustees of Burgh House

I report on the accounts of the CIO for the year ended 31 March 2022 which are set out on pages 6-12.

Respective responsibilities of Trustees and examiner

As the charity's Trustees you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Act), and that an independent examination is needed. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the Act) whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In the course of my examination, no matter has come to my attention which suggests that your accounting records have not been properly kept (in accordance with section 130 of the Charities Act) or that these accounts do not accord with them and comply with the Act. Nor, in my opinion, is there any matter in them to which special attention should be drawn.



Constantinos Ioannou
Chartered Accountant
Ioannou & Co
Chartered Accountants
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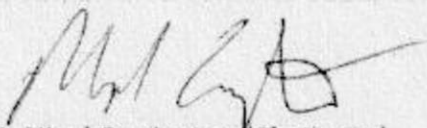
16 March 2023

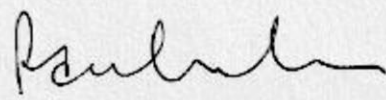
Statement of Financial Activity for the year ended 31 March 2022

				2022	2021
		Operating Activities	Provision for House Maintenance (Note 6)	Total unrestricted funds	Total unrestricted funds
		£	£	£	£
Income					
CIO Activities	Note 2	289,296	15,000	304,296	176,249
Fund Raising Activities	Note 3	4,762		4,762	2,010
Investment		4,933		4,933	4,902
Other income		45,707		45,707	-
Restricted income	Note 10	100,000		100,000	-
Total Income		444,698	15,000	459,698	183,161
Expenditure					
Raising Funds	Note 3	(3,518)		(3,518)	(2,297)
Charitable Activities	Note 4	(256,450)		(256,450)	(164,148)
Museum Acquisitions	Note 8	-		-	-
Restricted expenditure	Note 10	(18,609)		(18,609)	
Total Expenditure		(278,577)		(278,577)	(166,445)
Net income/(expenditure)		166,121	15,000	181,121	16,716
Net increase/(decrease) in value of					
COIF Shares				18,594	34,540
Net movement in funds				199,715	51,256
Total funds brought forward				257,152	205,896
Total funds carried forward				£456,867	£257,152

Burgh House CIO, Registered Charity No1159634

		£	£
Assets			
COIF Shares		217,279	198,685
COIF Deposit		53,566	48,633
Bank balances & cash		247,344	53,580
Debtors & prepayments		11,248	9,216
Bookstall stock		1,661	2,541
		531,098	312,655
Liabilities			
Current liabilities		(9,045)	(8,141)
Income received in advance		(65,186)	(47,362)
		(74,231)	(55,503)
		£456,867	257,152
Unrestricted funds			
Provision for House Maintenance	Note 6	183,350	168,350
Wade Museum Fund	Note 8	34,836	30,786
General Fund	Note 9	157,290	58,016
		375,476	257,152
Restricted funds			
Exhibition/Gallery and Burgh House improvement fund	Note 10	81,391	-
		£456,867	£257,152


Sir Nigel Carrington (Chairman)


Paul McMahon (Treasurer)
16 March 2023

Notes to the Accounts for the year ended 31 March 2022

1. Accounting Policies

These Financial statements have been prepared in compliance with FRS102 and follow the Charities SORP (FRS102).

Notes to the Accounts for the year ended 31 March 2022

1. Accounting Policies

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Income is included in the Statement of Financial Activities as it is earned. Amounts which relate to subsequent accounting periods are shown in the Balance Sheet as Income received in advance.

Expenditure on Furniture, Fixtures and Fittings and on Acquisitions for the Museum is written off as incurred and no valuation is included in the General Fund Balance Sheet.

The assets of the CIO are mainly placed with The Charities Official Investment Fund (COIF), as either Charity Deposits or Charity Units. The COIF Charity Units are quoted at their bid price, fluctuate in value and pays a variable dividend.

Bookstall stocks are included in the Balance Sheet at the lower of cost or saleable value.

2. Income in furtherance of the CIO's objectives

		2022		2021
	£	£	£	£
Donations and Legacies				
Friends of Burgh House	6,567		8,666	
LB Camden, business support	1,580		40,971	
National Lottery	-		17,500	
Other	38,255		10,750	
		46,402		77,887
Commercial rent		229,561		88,113
Events		28,333		10,249
Total Income		£304,296		£176,249

3. Fund-raising activities

		2022	2021
	£	£	£
Income from fund raising activities			
Shop sales	3,585	891	
Events	1,177	1,119	
Total from operating activities	4,762	2,010	
Donations and fundraising events for the building refurbishment (note 6)	-	-	
Total from fund raising activities		4,762	2,010
Less expenditure on raising funds			
Cost of shop sales	(2,527)	(1,917)	
Cost of events	(990)	(380)	
Total cost of generating funds:		(3,518)	(2,297)
Net income from fund raising activities		£1,244	(£287.00)

4. Expenditure

		2022	2021
	£	£	£
General Expenses:			
Salaries and casual work	157,412	106,963	
Other general administration expenses	23,477	15,094	
Maintenance, cleaning & garden	37,429	17,719	
Utilities and Council Tax	16,815	12,786	
Insurance and security system	6,942	9,209	
Independent examination fees	1,920	1,920	
Museum expenses	12,455	256,450	17
Furniture, fixtures and fittings		-	440
		256,450	£164,148

General Expenses relating to the CIO as a whole on fund-raising, publicity and general administration are not separately identified. Apart from the cost of the General Manager, whose salary is included in Salaries and casual work, these functions are largely carried out on a voluntary basis by the Trustees, members of the Committee of Management and of the Friends of Burgh House. No trustee expenses have been incurred and none of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity.

5. Tenure of Burgh House

The freehold of Burgh House is owned by the London Borough of Camden. The CIO currently has a 25-year lease at a peppercorn rental.

6. Provision for House Maintenance

The Provision for House Maintenance has been set up, based on a professional review to cover the expected expenditure for known major irregular replacement or maintenance items, such as the heating and hot water system, wiring and kitchen appliances and external redecoration. The annual provision, allocated from income received, is set as necessary to reflect changes in the expected costs of replacement and associated works. The amount so set aside has proved insufficient to cover the rewiring of the house and associated refurbishment so dedicated donations and fundraising events are being raised to cover the shortfall.

Transactions on the account have been:

		2022		2021
	£	£	£	£
Balance at start of year		168,350		153,350
Allocation of income received (note 9)	15,000		15,000	
less expenditure on renovation work (note 4)	-	15,000	-	15,000
Donations and fundraising events (note 3)	-		-	
less expenditure on refurbishment	-		-	
Net increase/(decrease) in the year		15,000		15,000
Balance at end of year		£183,350		£168,350

7. Heritage Assets

The Hampstead Museum aims to exhibit, interpret, collect, document and preserve for the public, material evidence and associated information related to the development of Hampstead, past and present. Since its foundation in 1979 as an integral part of Burgh House Trust it has been given numerous prints, pictures, books, small artefacts and some donations to be used extending the collection, which now contains over 3,500 objects. The Trustees of Burgh House Trust did not put a value of this collection on its Balance Sheet and, as Trustees of Burgh House CIO, have continued this practice as they believe that the cost of obtaining a valuation would be onerous compared with the additional benefits derived by the Museum and users of the accounts.

8. Wade Museum Fund

The main purpose of the Wade Museum Fund is to fund acquisitions for the Hampstead Museum. Transactions on the account have been as follows:

		2022		2021
	£	£	£	£
Balance at start of year		30,786		24,151
Less acquisition of paintings		-		-
Increase/(decrease) in value of COIF shares	4,050		6,635	
Net increase/(decrease) in the year		4,050		6,635
Balance at end of year		£34,836		£30,786

9. General Fund

The General Fund is maintained as a reserve to cover all other eventualities, especially any annual operating deficits. Transactions on the account have been:

		2022		2021
	£	£	£	£
Balance at start of year		58,016		28,395
Net incoming resources	181,121		16,716	
Expenditure charged to Provision for House Maintenance less Income allocated (note 6)	(15,000)		(15,000)	

Burgh House CIO, Registered Charity No1159634

	166,121	1,716
Transferred to Restricted Funds		
As per Note (10)	(81,391)	-
Increase/(decrease) in value of COIF shares	14,544	27,905
Net increase/(decrease) in the year	99,274	29,621
Balance at end of year	£157,290	£58,016

10. Restricted Funds

		2022	2021
	£	£	£
Balance at start of year		-	-
Received	100,000	-	-
Less: Expended during the year	(18,609)	-	-
Net increase/(decrease) in the year		81,391	-
Balance at end of year		£81,391	-

The above grant was received by Burgh House CIO and all funds are to be used for upgrading the Art Gallery, to hold a public exhibition dedicated to the artist Marie-Louise von Motesiczky and for educational purposes.

11. Employees

	<u>2022</u>	<u>2021</u>
Average number of employees during the year	11	9

No employee receives a salary greater than £60,000 per annum.

BURGH HOUSE CIO

England & Wales - Charity number 1159634

Accounts

BURGH HOUSE CIO

Registered Charity No 1159634

**TRUSTEES'
REPORT
&
ACCOUNTS**

For The Year to 31 March 2021

Burgh House CIO

Trustees' Report

The Charitable Incorporated Organisation was constituted in 2014 and is registered with the Charity Commissioners under charity number 1159634. It was formed to take on all the activities, obligations, assets and liabilities of Burgh House Trust (registered charity 275552) from 1 April 2015, and became the sole Trustee of the Burgh House Trust.

The financial statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for Smaller Entities published on 16 July 2014.

Principal Purposes and Activities

The principal purposes of the Burgh House CIO are to preserve Burgh House and its contents, to protect and improve its amenities for the public benefit, to facilitate access to the House by the general public and to encourage its use and occupation for charitable purposes.

The main activities in the House are concerts, exhibitions by local artists and lectures; regular meetings of local societies and other groups; the Hampstead Museum of local history and art, open to the general public and also available for use by schools; exhibitions of historical, literary and artistic interest; and private functions, such as weddings for which Burgh House has been licensed.

Review of Activities in the year to 31 March 2021

The financial statement which follows shows that, in spite of all the Covid-19 restrictions, the CIO's performance in the year under review held up well. Although the restrictions on size and frequency of weddings and other events caused Income in furtherance of the CIO's Objectives to fall by £19,977, Expenditure on Charitable activities fell by £66,045 and, taken in conjunction with earned interest and net income from fund raising, resulted in a surplus from operating activities of £16,716 (an improvement on the previous year's deficit of £6,371) after putting an extra £15,000 into the reserve for future House maintenance. Investments rose by £34,540 in the year, to give an overall increase in total funds of £51,256.

This year has been challenging in so many ways and Burgh House of course did not escape the difficulties of the pandemic. We offer our thoughts and sympathy to those in our community, to our members and their families who faced sadness, anxiety and loss during the period covered by these accounts.

The financial year 2020/21 started with the country already in lockdown. The whole Burgh House site including the café was closed completely for some months and staff were forced to work from home. Security fell solely to our Director who lives on site.

Initially our staff were very busy, contacting and postponing where possible all bookings, including those for exhibitions, recitals and weddings. The team had great success in ensuring that 80% of our bookings remained on the books and simply postponed until a later date. Nevertheless, short-term losses were very significant.

Using the Government's furlough arrangements where possible, we were able substantially

to reduce our staff costs and, with the support of a Heritage lottery grant of £17,500 and some Camden business support funds, we were ultimately able to balance our income and expenditure for the year.

Making the most of our covered outside front terrace (generously sponsored by Osbornes Law), our café had a very successful year, keeping Burgh House relevant and visible to our community, even through periods when takeaway was our only option.

Although this financial year has lacked the programme of educational and cultural events for which we are so well known, we have been able to maintain a strong online presence, including key cultural calendar events for families such as the Lunar New Year and Diwali, and an online 'Art in Adversity' exhibition which celebrated and offered a window for the creative outputs of our community during the pandemic.

Burgh House produced a free fortnightly electronic newsletter and regular social media posts across the year. These not only kept our community in touch with our own activities but were also used as a way of advertising and celebrating other projects and events across Hampstead and Camden, as well as providing valuable links to organisations helping those in need during the pandemic. We were delighted to see how much growth, love and support Burgh House received. The number of our followers on social media increased significantly.

We were delighted that we were able successfully to open the delayed exhibition 'A Nest of Gentle Artists: Randolph Schwabe and his Hampstead Contemporaries' despite the disruptions of the pandemic. Free online bookable tickets allowed visitors to enjoy this exhibition safely.

Despite the lockdowns, social distancing requirements and other Government guidelines which reduced their scope and scale, we were nevertheless successful in hosting nearly 80 weddings across the year.

Although this will have been the most difficult operational year in the history of the House, we have been fortunate in many ways: our small but extraordinarily committed staff team worked heroically throughout the pandemic to minimise our losses, reminding us of how lucky we are to have them. The forced closure of the House for part of the year gave us an opportunity to reset and rethink many of our operations and to work on the physical site in a way that would be impossible when the House is fully operational. Attentive visitors will have noticed that the staircase, ground floor flooring, and the panelling in the music room have all been restored and that we have undertaken some heavy clearing and replanting of the garden

Finally, and as the year closed, we were fortunate indeed to attract very important philanthropic support from two sources. The Marie-Louise von Motesiczky Charitable Trust's grant enabled us in the summer of 2021 to carry out a major restoration and development of the Art Gallery (now named in honour of Marie- Louise von Motesiczky) and, shortly thereafter, the AKO Foundation provided very generous support for our Curator post. These invaluable donations to the fabric and work of the House gave us new heart as the financial year which is the subject of this report closed. They will be discussed in more detail in our next annual report.

Trustees

The London Borough of Camden may nominate three persons to be appointed as either a Trustee or as a member of the Management Committee, with at least one of these being a Trustee, and nominated Cllr. Oliver Cooper to be a Trustee during the year. The other Trustees are selected to bring a wide range of the skills, knowledge and experience needed for effective administration of the CIO, and are appointed by a resolution passed at a properly convened meeting of the Trustees.

The Trustees during the year and since the year end were:

Ms J Barker (from 22 September 2021)	Ms A Logue-Bose (from 22 September 2021)
J D Burns	P A McMahon (from 24 February 2021)
N M Carrington	Mrs C L Moore (to 22 September 2020)
Ms L Chung	Mrs M Rodgers (to 11 January 2021)
O H Cooper	Ms C Seigel
D Curtin	Ms J Sonabend (from 2 December 2020)
Ms P Garner	Ms H Stewart (from 22 September 2021)
Ms C Gascoigne	Dr W Sudbury (from 22 September 2021)
A C Ghilchik	Mrs B Wolf

Bankers

Barclays Bank UK PLC, 28 Hampstead High Street, London NW3 1QB
Lloyds Bank plc, 140 Camden High Street, London NW1 0NG



Sir Nigel Carrington
(Chair of the Trustees)
11 March 2022

Independent Examiner's Report to the Trustees of Burgh House

I report on the accounts of the CIO for the year ended 31 March 2021 which are set out on pages 5-10.

Respective responsibilities of Trustees and examiner

As the charity's Trustees you are responsible for the preparation of the accounts; you consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Act), and that an independent examination is needed. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners (under section 145(5)(b) of the Act) whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. 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 you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In the course of my examination, no matter has come to my attention which suggests that your accounting records have not been properly kept (in accordance with section 130 of the Charities Act) or that these accounts do not accord with them and comply with the Act. Nor, in my opinion, is there any matter in them to which special attention should be drawn.



Chartered Accountant
Ioannou & Co
Chartered Accountants
767-769 High Road
London N12 8JY

11 March 2022

Burgh House CIO

Statement of Financial Activity for the year ended 31 March 2019

		Operating	Provision	2021	2020
		activities	for House	Total	Total
		£	maintenance	unrestricted	unrestricted
			(Note 6)	funds	funds
		£	£	£	£
Income					
In furtherance of CIO's activities	(Note 2)	161,249	15,000	176,249	196,226
Income from fund-raising activities	(Note 3)	2,010	-	2,010	32,492
Income from investment	(Note 1)	4,902	-	4,902	5,072
Total income		168,161	15,000	183,161	233,790
Expenditure					
Expenditure on raising funds	(Note 3)	(2,297)	-	(2,297)	(9,967)
Expenditure on Charitable activities	(Note 4)	(164,148)	-	(164,148)	(230,193)
Museum acquisitions	(Note 8)	-	-	-	-
		(166,445)	-	(166,445)	(240,160)
Net income/(expenditure)		1,716	15,000	16,716	(6,370)
Net increase/(decrease) in value of COIF Shares				34,540	(4,073)
Net movement in funds				51,256	(10,443)
Total funds brought forward				205,896	216,339
Total funds carried forward				£257,152	£205,896

Burgh House CIO

Balance Sheet at 31 March 2021

		<u>2021</u>	<u>2020</u>
		£	£
Assets			
COIF Shares	(Note 1)	198,685	164,145
COIF Deposit	(Note 1)	48,633	43,767
Bank balances & cash		53,580	77,818
Debtors & prepayments		9,216	5,915
Bookstall stock		2,541	3,354
		312,655	294,999
Liabilities			
Current liabilities		(8,141)	(12,893)
Income received in advance		(47,362)	(76,210)
		(55,503)	(89,103)
		£257,152	£205,896
Unrestricted funds			
Provision for House maintenance	(Note 6)	168,350	153,350
Wade Museum Fund	(Note 8)	30,786	24,151
General Fund	(Note 9)	58,016	28,395
		£257,152	£205,896

The notes on pages 7 to 9 are part of these accounts.

Approved by the Trustees and signed on their behalf by:



Sir Nigel Carrington



Anthony Ghilchik
(Trustees)

11 March 2022

Burgh House CIO

Notes to the Accounts for the year ended 31 March 2021

1. Accounting Policies

These Financial statements have been prepared in compliance with FRS102 and follow the Charities SORP (FRS102).

Income is included in the Statement of Financial Activities as it is earned. Amounts which relate to subsequent accounting periods are shown in the Balance Sheet as Income received in advance.

Expenditure on Furniture, Fixtures and Fittings and on Acquisitions for the Museum is written off as incurred and no valuation is included in the General Fund Balance Sheet.

The assets of the CIO are mainly placed with The Charities Official Investment Fund (COIF), as either Charity Deposits or Charity Units. The COIF Charity Units are quoted at their bid price, fluctuate in value and pays variable a dividend.

Bookstall stocks are included in the Balance Sheet at the lower of cost or saleable value.

2. Income in furtherance of the CIO's objectives

	<u>2021</u>	<u>2020</u>
	£	£
Donations and legacies		
Friends of Burgh House	8,666	5,266
LB Camden, business support	40,971	-
National Lottery Cultural Recovery Fund	17,500	-
Other	10,750	6,520
	77,887	11,786
Hirings	88,113	164,988
Buttery rent	10,249	19,452
Total Income in furtherance of the CIO's objectives	£176,249	£196,226

The above figures include amounts received under the Gift Aid Scheme, the income tax recoverable on these amounts and £281 (incl Gift Aid) of donations from Trustees.

3. Fund-raising activities

	<u>2021</u>	<u>2020</u>
	£	£
Income from fund-raising activities:		
Shop sales	891	8,034
Events	1,119	14,450
Total from operating activities	2,010	22,484
Donations and fundraising events for the building refurbishment (note 6)	-	10,008
Total from fund-raising activities:	2,010	32,492
Less expenditure on raising funds:		
Cost of shop sales	(1,917)	(3,097)
Cost of events	(380)	(6,870)
Total cost of generating funds:	(2,297)	(9,967)
Net income from fund-raising activities	(£287)	£22,525

The donations for the building refurbishment project include amounts received under the Gift Aid Scheme and the income tax recoverable on these amounts.

4. Expenditure

	<u>2021</u>		<u>2020</u>	
	£	£	£	£
General Expenses:				
Salaries and casual work	106,963		124,735	
Other general administration expenses	15,094		37,390	
Maintenance, cleaning & garden	17,719		29,990	
Utilities and Council Tax	12,786		16,263	
Insurance and security system	9,209		7,097	
Independent examination fees	1,920		1,920	
Museum expenses	17	163,708	11,565	228,960
Furniture, fixtures and fittings		440		1,233
		£164,148		£230,193

General Expenses relating to the CIO as a whole on fund-raising, publicity and general administration are not separately identified. Apart from the cost of the General Manager, whose salary is included in Salaries and casual work, these functions are largely carried out on a voluntary basis by the Trustees, members of the Committee of Management and of the Friends of Burgh House. No trustee expenses have been incurred and none of the trustees have been paid any remuneration or received any other benefits from an employment with their charity or a related entity.

5 Tenure of Burgh House

The freehold of Burgh House is owned by the London Borough of Camden. The CIO currently has a 25-year lease at a peppercorn rental.

6 Provision for House Maintenance

The Provision for House Maintenance has been set up, based on a professional review to cover the expected expenditure for known major irregular replacement or maintenance items, such as the heating and hot water system, wiring and kitchen appliances and external redecoration. The annual provision, allocated from income received, is set as necessary to reflect changes in the expected costs of replacement and associated works. The amount so set aside has proved insufficient to cover the rewiring of the house and associated refurbishment so dedicated donations and fundraising events are being raised to cover the shortfall.

Transactions on the account have been:

	<u>2021</u>		<u>2020</u>	
	£	£	£	£
Balance at start of year		153,350		128,342
Allocation of income received (note 9)	15,000		15,000	
less expenditure on renovation work (note 4)	-	15,000	-	15,000
Donations and fundraising events (note 3)	-		10,008	
less expenditure on refurbishment	-	-	-	10,008
Net increase/(decrease) in the year		15,000		25,008
Balance at end of year		£168,350		£153,350

7 Heritage Assets

The Hampstead Museum aims to exhibit, interpret, collect, document and preserve for the public, material evidence and associated information related to the development of Hampstead, past and present. Since its foundation in 1979 as an integral part of Burgh House Trust it has been given numerous prints, pictures, books, small artefacts and some donations to be used extending the collection, which now contains over 3,500 objects. The Trustees of Burgh House Trust did not put a value of this collection on its Balance Sheet and, as Trustees of Burgh House CIO, have continued this practice as they believe that the cost of obtaining a valuation would be onerous compared with the additional benefits derived by the Museum and users of the accounts.

8 Wade Museum Fund

The main purpose of the Wade Museum Fund is to fund acquisitions for the Hampstead Museum. Transactions on the account have been:

	<u>2021</u>	<u>2020</u>
	£	£
Balance at start of year	24,151	24,098
Less acquisition of paintings	-	-
Increase/(decrease) in value of COIF shares	<u>6,635</u>	<u>53</u>
Net decrease in the year	<u>6,635</u>	<u>53</u>
Balance at end of year	<u><u>£30,786</u></u>	<u><u>£24,151</u></u>

9 General Fund

The General Fund is maintained as a reserve to cover all other eventualities, especially any annual operating deficits. Transactions on the account have been:

	<u>2021</u>	<u>2020</u>
	£	£
Balance at start of year	28,395	63,899
Net incoming resources	16,716	(6,370)
Expenditure charged to Provision for House Maintenance less Income allocated (note 6)	<u>(15,000)</u>	<u>(25,008)</u>
	1,716	(31,378)
Transfer from Wade Museum Fund to finance acquisition	-	-
Increase/(decrease) in value of COIF shares	<u>27,905</u>	<u>(4,126)</u>
Net increase/(decrease) in the year	<u>29,621</u>	<u>(35,504)</u>
Balance at end of year	<u><u>£58,016</u></u>	<u><u>£28,395</u></u>

10 Employees

	<u>2021</u>	<u>2020</u>
Average number of employees during the year	<u>9</u>	<u>9</u>

No employee receive a salary greater than £60,000 per annum.