



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 6th April 2024
Period end date

Period start date To 5th April 2025

Charity name: The Caesar Jarvis CIO

Charity registration number: 1171876

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide for the public benefit, housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means, and for aged persons or those in need through sickness housing and any associated amenities including housing designed or adapted to meet the disabilities and requirements of such persons To advance any other exclusively charitable purpose (according to the law in England and Wales) for the public benefit, which the Trustees shall in their absolute discretion from time to time determine
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	It will be providing suitable rented housing to persons who are in relative poverty and cannot satisfy a basic need such as housing because of lack of financial resources or providing it to persons who are elderly infirm or to persons where illness/health issues are a factor that justify the need for a property
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The charity trustees are aware of the guidance.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Not applicable – it is not in the objectives of the Charity to award grants

Policy on social investment including program related investment	Para 1.38	Not Applicable
Contribution made by volunteers	Para 1.38	Not Applicable
Other		Not Applicable

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The predominant activity has been the extensive renovation of the bungalow which was donated to the Charity in 2023. The property should be available for letting to persons in need in the financial year 25/26

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	No housing yet provided but see Para 1.20 above
Performance of fundraising activities against objectives set	Para 1.41	Not applicable
Investment performance against objectives	Para 1.41	Not applicable
Other		None

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Charity has received loans totalling £57000 to enable it to carry out the necessary renovation works to a property in preparation for letting
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The Trustees consider that holding reserves is not necessary and intend to maintain a sufficient balance in the revenue account to cover anticipated outgoings
Amount of reserves held	Para 1.22	None
Reasons for holding zero reserves	Para 1.22	See above
Details of fund materially in deficit	Para 1.24	There are loans to the value of £57000 which the Charity intends to repay from the future rents received. The loan will be paid back in stages as finances allow.
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	The Charity anticipates a steady rental income once the property is let. The property will be renovated to a high standard and it is anticipated that only minor repairs will be required in future.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The Charity had earlier received a donation of funds and property from Winifred Anne Blay. The charity will generate funds from the rents received from property. Loans have been taken out initially to fund improvements to property. These will be repaid from rental income.
Investment policy and objectives including any social investment policy adopted	Para 1.46	Not applicable.
A description of the principal risks facing the charity	Para 1.46	The normal risks affecting any private residential landlord. The charity will generate income from rents and the main risk will be default on rent payments. However, once the loan has been repaid the Charity intends to build up a surplus in the rent account sufficient to cover such defaults.
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed , royal charter)	Para 1.25	The governing document is the Constitution
How is the charity constituted? (e.g unincorporated association , CIO)	Para 1.25	It is a CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	As set out in the Constitution

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	The Caesar Jarvis CIO
Other name the charity uses	None
Registered charity number	1171876
Charity's principal address	Bridgeside Cottage Church Lane Neston CH64 9UT

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Winifred Anne Blay	Chair		Para 9.3 of Constitution
2	Leslie Macfarlane Struthers			Para 9.3 of Constitution
3	Jenny Marley			Para 9.3 of Constitution
4	Ellen Struthers			Para 9.3 of Constitution
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		
None		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
None		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

Other optional information

--

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	<i>W A Blay</i>	<i>L M Struthers</i>
Full name(s)	Winifred Anne Blay	Leslie Macfarlane Struthers
Position (eg Secretary, Chair, etc)	Chair	Trustee
Date	9 th January 2026	



CHARITY COMMISSION
FOR ENGLAND AND WALES

The Caesar Jarvis CIO

1171876

Receipts and payments accounts

CC16a

For the period
from

06/04/2024

To

05/04/2025

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
No rental income received	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	-	-	-	-	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	-	-	-	-	-
A3 Payments					
Building repairs	66,662	-	-	66,662	480
Professional fees	4,699	-	-	4,699	21
Utilities	565	-	-	565	-
Council tax	2,580	-	-	2,580	-
Insurance	576	-	-	576	-
Miscellaneous	214	-	-	214	35
Interest on loan	511	-	-	511	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	75,808	-	-	75,808	536
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	75,808	-	-	75,808	536
Net of receipts/(payments)	- 75,808	-	-	- 75,808	- 536
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	19,463	-	-	19,463	-
Cash funds this year end	- 56,345	-	-	- 56,345	- 536

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	Bank Account	656	-	-
		-	-	-
		-	-	-
	Total cash funds	656	-	-
	(agree balances with receipts and payments account(s))	Agreement Error	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Two bedroom bungalow	Unrestricted	-	250,000
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	Loans totalling	Unrestricted	57,000	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
	LM Struthers	L M Struthers	09/01/2026	