

2020 Annual Report for Ward's Charity or Churchlands

Reference Number 1176520

Reference and administrative details

The principal office address of the charity is The New Vicarage, Church Lane, Sawston, Cambridge, CB22 3JR.

Those who were trustees when the report was approved are, John Crompton, John Darling, Mary Dicken, Roger Mansfield, Andrew Overitt, Robert Richmond and Marian Watson.

Structure, governance and management

The charity is governed by its Constitution as a CIO drawn up in 2018. New trustees are appointed by the existing trustees as necessary. The vicar and churchwardens of St Mary the Virgin, Sawston are ex officio trustees. There are no policies in place currently for the training and induction of trustees. All decisions are made in meetings attended by all the trustees available. The major risks to which the charity is exposed have been identified by the trustees and reviewed.

Financial Review

The CIO income derived from rent from a local farmer and income from COIF. Expenditure was all for the processes necessary to sell the land owned in Babraham. Hence expenditure considerably exceeded income.

The trustees have complied with their duty to have due regard to the guidance on public benefit published by the commission.

Objectives and Activities

The aim of the CIO is to provide funding to be applied to general purposes of the Church of St Mary the Virgin, Sawston, Cambridgeshire.

The CIO is committed to maximising the revenue available for its stated objectives. This is a long-term strategy and the aim may not be fully realised for some years.

Achievements and performance

The main achievement of the Charity in 2020 has been to make further progress in moving towards being in a position to sell the land owned in Babraham.

Ward's Charity was founded in the 16th century with a bequest of agricultural land from the estate of Mr John Ward. The Charity's original purpose was to

support the upkeep of St Mary's Church Sawston and the road to Pampisford. Today, the charity's purpose is to provide funding for the general purposes of the church.

Over the several hundred years of the Charity's existence years, most of the Charity's land holdings have been sold off and the proceeds and related income applied to maintain the fabric of the Church, leaving us today with 8.5 acres in two blocks south of Babraham Road. The rental income from this was around £600 per year - a very modest amount relative to the costs of maintaining the Church.

In 2018, a plot of land south of Babraham Road, including about 6 acres owned by Ward's Charity, was allocated for development in the South Cambridgeshire District Council plan. This created an opportunity for the charity to realise proceeds from the sale which if reinvested would be expected to generate an income well in excess of that being received on the land.

After a competitive sale process undertaken on behalf of Ward's and the other two landowners, a sale has now been agreed, subject to planning permission. If the sale is successfully concluded, this will greatly increase Ward's Charity's ability to pursue its purpose of supporting St Mary's Church, which plays a unique and important role in the centre of our community.

Signed:

Roger Mansfield (Chairman)



Robert Richmond (Secretary)



Churchlands, otherwise known as Ward's Charity
Charity Number 1176520

Statement of accounts as at 31 December 2020

Investments as at 31 December 2020

| | |
|--|-----------|
| COIF value as at 31 December 2020 | £ 7654.85 |
| Land in Babraham and Pampisford – value unknown* | |

Current Assets as at 31 December 2020

| | |
|---------------------------------------|----------|
| Easy Access Business Saver 1804981332 | £2283.75 |
|---------------------------------------|----------|

| | |
|--|-------------------------|
| <i>Liabilities as at 31 December 2020**</i> | <i>£16160.51</i> |
| [amount owed to JHC at 31/12] | |

Income

| | |
|--------------------------|--------|
| Michael Mallows – rent | 110.72 |
| Drivers Farms Ltd - rent | 455.00 |
| Interest | 8.15 |

| | |
|--------------|----------------|
| TOTAL | £573.87 |
|--------------|----------------|

Expenditure

| | |
|----------------------|---------|
| Bidwells | 600.00 |
| Mallows Compensation | 3635.07 |

| | |
|--------------|-----------------|
| TOTAL | £4235.07 |
|--------------|-----------------|

* Ward's Charity is currently working with two neighbouring landowners to complete the sale of part of this land sale for residential development.

** In preparing for the land sale, Ward's Charity has incurred various costs both directly for its own account and indirectly for services provided to the selling group of landowners. In order to conserve its financial resources, during the course of 2019 Ward's Charity entered into an agreement with John Huntingdon's Charity ("JHC"), one of the other landowners, under which JHC will fund Ward's Charity's additional direct and indirectly incurred expenses in connection with the sale. The obligation will become due on the earlier of the completion of the sale or 2022. If the sale does not proceed as intended, the Trustees believe that Ward's Charity will be able to meet its obligations to JHC through a combination of its existing financial resources, a separate sale of land, through charitable contributions, or through other forms of financing against an eventual sale of the land.

Some payments have still not yet been received as transferring the payments to the Easy Access account has not been an easy process.

Mary Dicken
Honorary Treasurer
June 2021