

2021 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, Mary Dicken, Rebecca Herrick, Roger Mansfield, 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 2021 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 to the housebuilders Redrow. When 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. The non-returnable deposit was received from Redrow in July 2021.

Signed:

Roger Mansfield (Chairman)

Robert Richmond (Secretary)

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

Statement of accounts as at 31 December 2021

Investments as at 31 December 2021

COIF value as at 31 December 2021	£ 8740.72
Land in Babraham and Pampisford – value unknown*	

Current Assets as at 31 December 2021

Easy Access Business Saver 1804981332	£29 480.59
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Income

Michael Mallows – rent	206.00
COIF	112.12
Deposit from Redrow (less payments to Bidwells and Howes Percival)	50 993.59
Interest	14.79
CHAPS	440.70
Bank Transfer	57.42

TOTAL	£51 824.62
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Expenditure

JHC	17 002.18 **
HCR (cost undertaking)	1 200.00
Hewitsons	3 586.80
Briggs & Stone	2 791.80
Drivers Farms Ltd	60.00

TOTAL	£24 540.78
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* Ward's Charity is currently working with two neighbouring landowners to complete the sale of part of this land for residential development. Over 3 years the total sale price will be approximately £7.5 million.

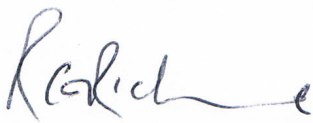
** The expenses incurred in connection with the proposed land sale were partly met by JHC, one of the other landowners involved, and this loan has now been repaid.

Mary Dicken
Honorary Treasurer
January 2022

Churchlands, otherwise known as Ward's Charity

Charity Number 1176520

I confirm that I have examined the accounts of this charity for the year ending 31st December 2021, and that I am satisfied that they represent a true record of income and expenditure for this period.



Robert G Richmond

26th September 2022

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