

2022 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, , Roger Mansfield, Robert Richmond, Corinne Roughley 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. During 2022 the sale of land south of Babraham Road, Sawston to Redrow was completed and the first of three payments made to the Charity. The Charity plans to open an account with Cater Allen for the receipt of this income and invite proposals from two financial advisers. 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 2022 has been to complete the sale of the land south of Babraham Road, Sawston.

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.

This sale has greatly increased 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 first of three payments was received from Redrow in September 2022.

Signed:

Roger Mansfield (Chairman)

Robert Richmond (Secretary)

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

Statement of Accounts as at 31 December 2022

Investments as at 31 December 2022

COIF value as at 31 December 2022	£ 331 610.50
Land in Pampisford – value unknown	

Current Assets as at 31 December 2022

Easy Access Business Saver 1804981332	£2 147 097.78
Cater Allen	325 851.65

Income

Michael Mallows – rent	146.00
COIF	230.65
CBS Interest	4 831.12

TOTAL	£5 407.77
--------------	------------------

Expenditure

HCR	3 300.00
Hewitsons (Mallows compensation)	8 406.00
Bidwells	2 891.58
Sawston PCC	26 093.00
Howes Percival	900.00

TOTAL	£41 590.58
--------------	-------------------

Mary Dicken
Honorary Treasurer
February 2023