THE CIO OF JAMES SOUTH AND WILLIAM BURBERRY

England & Wales · Charity number 1194471

Details

Other names	BUCKDEN PAROCHIAL CHARITIES
Status	Registered
Legal form	CIO
Registered	2021-05-14
Register	View on the Charity Commission register

Contact

Address	2 St. Hughs Road Buckden St. Neots PE19 5UB
Phone	07745889759
Email	clerk@buckdenalmshouses.co.uk

Activities

Objects: (1) THE PREVENTION OR RELIEF OF POVERTY BY PROVIDING SOCIAL HOUSING, IN THE FORM OF ALMSHOUSE ACCOMMODATION, FOR PERSONS IN NEED, HARDSHIP AND DISTRESS OF NOT LESS THAN 60 YEARS OF AGE (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE CHARITY COMMISSION) WHO HAVE RESIDED IN (OR HAVE FAMILY WHO HAVE RESIDED IN) THE PARISH OF BUCKDEN FOR NOT LESS THAN FIVE YEARS;(2) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF RESIDENTS AND OF THE ALMSHOUSES AS THE TRUSTEES FROM TIME TO TIME DECIDE.(3) NOTHING IN THIS CONSTITUTION SHALL AUTHORISE AN APPLICATION OF THE PROPERTY OF THE CIO FOR PURPOSES WHICH ARE NOT CHARITABLE.

Activities: Provides almshouse accommodation

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Disability, The Prevention Or Relief Of Poverty
- **Who:** Elderly/old People

Geography

- Cambridgeshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£124,367	£65,929	-	-
2024-12-31	£119,618	£66,553	-	-
2023-12-31	£117,409	£103,880	-	-
2022-12-31	£106,500	£54,371	-	-
2021-12-31	£0	£0	-	-

Trustees

Name	Role	Appointed
Angela Mary Bruce		2021-05-14
BETTY DIANE MILLARD		2021-05-14
Celia Walker		2026-07-09
David Christopher Thomas		2025-10-16
John Christopher Thelwall		2021-05-14
Loraine Hilton		2025-12-11
Margaret Mary Murray-Smith		2021-05-14
Richard Arthur Douglas Noble		2021-05-14

THE CIO OF JAMES SOUTH AND WILLIAM BURBERRY

England & Wales - Charity number 1194471

Accounts

THE CHARITABLE INCORPORATED ORGANISATION OF JAMES SOUTH AND WILLIAM BURBERRY

Chairman of Trustees: Mr John Thelwall

ANNUAL REPORT/RETURN AND ACCOUNTS 2025

1. This report incorporates the charities' annual return and set of accounts covering the year from 1 January 2025 to 31 December 2025.

2. **The Charity**

The Charitable Incorporated Organisation (CIO) of James South and William Burberry No. 1194471 came into existence on 14 May 2021, following approval by the Charity Commission. The Charity was previously the Almshouse Charities of James South and William Burberry – No 810227 (also known as the Buckden Parochial Charities) which operated as one charity from 11 October 2008 until 13 May 2021. The Almshouse Charities of James South and William Burberry has been wound up.

The income of the CIO will be applied in accordance with the Objects set out in the Constitution.

3. **2025 Annual Accounts and Notes**

These have been accepted by the Trustees at their meeting on 12 March 2026 after having been subject to an independent examination and are submitted with this report. Those wishing to study them in detail may obtain copies from the Clerk to the Trustees. They are also available on the Charity Commission website.

Income: Total income for the year 2025 was £124,367. This includes income from the rental of the former Warden's residence which has been rented using the services of a property agency.

Expenditure: The bulk of the spend was on Utilities, Repairs and Maintenance and the Warden. £18,476 was spent on maintenance and £47,453 on Administration and Utilities and the Warden. This is comparable with 2024.

Maintenance Fund

The balance at the end of the year was £23,121.

Extraordinary Repair Fund

The balance at the end of the year was £248,868.

Fixed and Current Assets (Shares)

Investments are managed by CCLA and M&G Securities on behalf of the Charity. On 31 December 2025 the value of the two holdings was £952,298, a gain of £19,540 on 31 December 2024. There was £163,233 in the bank account.

4. **The Almshouse Association**

The Charitable Incorporated Organisation (CIO) of James South and William Burberry is a member of the Almshouse Association (membership no 710).

5. **Trustees**

The Trustees report with deep regret the death of their longstanding Chairman, Dr Alec MacAndrew, in March 2025. He did an enormous amount of work for the charity and always kept the welfare of the beneficiaries at the fore front of his mind. He will be greatly missed.

Mr Kevin Clark and Mr John Molyneux resigned their trusteeships citing pressures of work. Their knowledge and skills will also be missed.

The Trust Board has been successful in recruiting two replacement trustees and are hopeful that another will be recruited in 2026. The composition of the Trust Board is now:

Co-opted Trustees (appointed for a 5-year term)

Mr John Thelwall	Chairman
Mr Richard Noble	
Mrs Angela Bruce	
Mrs Margaret Murray-Smith	Vice Chairman
Mr David Thomas	
Mrs Loraine Hilton	

Nominative Trustees (appointed by Parish Council for a 5-year term)
Mrs Betty Millard

6. **Meetings**

A total of four Ordinary meetings of the Trustees were held during the year.

7. **Officers of the Charity**

Clerk to the Trustees: Mr Joe Greenway 2, St.Hughs Road, Buckden, St. Neots. Cambs. PE19 5UB, Tel. 07745889759.

Treasurer: Mr Alistair Henderson. Contact details available from the Clerk.

8. **Location**

1 to 8 The South's Almshouses and 24 to 36 Church Street (Burberry Homes) situated in Church Street, Buckden, on either side of the Methodist Church. There are 15 one-bedroomed flats in total used as almshouses. In addition, the Charity is responsible for the former Warden's home, 38 Church Street, and owns land let as allotments on the western side of the A1, south of Buckden roundabout.

9. **The Warden**

The Warden is Mrs Barbara Herlihy who lives within a 10-minute drive of the Almshouses. It is the Trustees wish that her contribution to the Charity and to the welfare of the beneficiaries is acknowledged.

10. **Activities during the year**

a. Trustees continued to make slow, but purposeful progress on the strategic review of the charity's estate. Trustees had to manage the impact of a possible flood risk sequential test and the need for an electricity substation. These have proved to be unnecessary and, to further mitigate any unlikely flood risk, the precise location of the desired building in the proposed site has been moved slightly. Trustees agreed to submit a second Pre-Planning Application to the planning authority to get a view as to whether the revised design is likely to get planning permission.

b. Another successful Open Forum for beneficiaries was held in the Methodist Hall, on a warm afternoon in July. Beneficiaries and Trustees find this to be a worthwhile event.

c. The Estates Committee of Trustees successfully oversaw the completion of all the remedial Annual and Year One actions recommended by the Quinquennial survey of its two buildings.

d. As referred to above Trustees successfully recruited two new Trustees during 2025.

11. **Weekly Maintenance Contributions**

At the October 2025 meeting the Trustees decided to increase the WMC for 2026 such that it is at 82% of the median private rental for similar properties in the area. However, the WMC includes the costs of utilities and if utility payments by the Charity are deducted from the WMC collected the 'equivalent' rent paid by beneficiaries is circa 60% of the median.

12. **Vacancies**

The Trustees regret to report that one of its beneficiaries passed away in 2025. One flat in the South's Almhouses remained vacant at the end of 2025.

13. **Medical, paramedical, social services and volunteer support**

We must record the gratitude of the beneficiaries and of ourselves for the unstinting support received from so many sources: carers, ambulance staff, physiotherapists, chiropodists, hairdressers, and Buckden Surgery in particular.

Joe Greenway,
Clerk to the Trustees for the Trustees of the
CIO of James South & William Burberry

March 2026 **Charity Number: 1194471**

The CIO of James South &William Burberry

Property Revenue Account and General Income and Expenditure Account

Income	£		South's Almshouses 2025 £	2024 £		Burberry Homes 2025 £	2024 £
Weekly Maintenance Contribution			**46,647**	*39,823*		**42,080**	*40,457*
Wayleave , Allotments , Refunds & Communal Utilities			**1,216**	*3,094*		**1,165**	*3,094*
Income Total	**91,108**	=	**47,863**	*42,916*	+	**43,245**	*43,551*
Expenditure							
Utilities - Gas , Water & Electricity			**12,551**	*7,070*		**10,322**	*12,096*
Warden's costs - see Note 1			**4,602**	*4,539*		**4,602**	*4,539*
Management Costs - see Note 1			**9,695**	*10,589*		**9,695**	*10,589*
Expenditure Total	**51,467**	=	**26,848**	*22,198*	+	**24,619**	*27,224*
Surplus for year ending 31.12.25 to Gen. I&E Account below	**39,641**	=	**21,015**			**18,626**	

GENERAL INCOME AND EXPENDITURE ACCOUNT for the YEAR ENDED 31.12.2025

	2025 £	2024 £
Accumulated Reserve at 31.12.24	**84,213**	*28,015*
Surplus for 2025 as above	**39,641**	*37,046*
Dividend Income	**22,798**	*22,146*
Rental Income	**10,460**	*11,006*
	157,112	*98,213*
Less		
Transfer to Maintenance Fund	**15,000**	*14,000*
Transfer to ERF	**0**	*0*
Accumulated Reserve at 31.12.25		
transferred to balance sheet	**142,112**	**84,213**

The CIO of James South and William Burberry

Maintenance Account and Extraordinary Repair Fund (ERF)

MAINTENANCE FUND			2025 £	2024 £
Opening balance at 31.12 .24			**22,582**	*30,551*
Transfer from Property Revenue Account				
Souths Almshouses			0	*0*
Burberry Homes			0	*0*
Transfer from General Income/Expend Account			15,000	*14,000*
			37,582	*44,551*
EXPENDITURE DURING YEAR				
	South's	Burberry		
Maintenance Work	6,190	8,270	14,461	*21,968*
Closing balance at 31.12.2025			**23,121**	**22,582**

EXTRAORDINARY REPAIR FUND (ERF)

(The fund is a Capital Reserve to be used at the discretion of the Trustees to meet the cost of major structural repairs or improvements)

		2025	2024
NAACIF Accumulative Shares	(Purchased 1971 to 2019)		
Market value of Shares at 31.12.2024		213,801	*197,928*
Adjustment of Share value in year		35,067	*15,873*
Market value of shares at 31.12.25		**248,868**	*213,801*
Number of Shares held (1765.915)			

VALUE OF ERF FUND 31.12.2025	**248,868**	*213,801*

The CIO of James South and William Burberry
Balance Sheet at 31st December 2025

	Notes	2025 £	2024 £
Fixed Assets			
Permanent Endowment		**43,337**	£ *44,799*
Current Assets			
Funds for General Purpose		**660,091**	£ *674,157*
ERF	Page 2	**248,869**	£ *213,802*
Cash in Bank		**165,233**	£ *106,795*
		1,117,530	£ *1,039,553*
PROVISIONS			
Future Maintenance	Page 2	**23,121**	£ *22,582*
EXCESS ASSETS OVER LIABILITIES		**1,094,408**	£ *1,016,971*
FINANCED BY :			
CAPITAL RESERVE			
Permanent Endowment		**43,337**	£ *44,799*
ERF		**248,869**	£ *213,802*
E.W.Worlege Benefaction		**519,210**	£ *545,313*
J.Cole Benefaction		**18,122**	£ *16,267*
The Dole Grant		**66,410**	£ *59,610*
The Reeveman Grant		**20,575**	£ *18,469*
Property Fund		**35,775**	£ *34,499*
GENERAL RESERVE	Page 1	**142,112**	£ *84,213*
		1,094,408	£ *1,016,971*

These Accounts were approved by Trustees on 12th March 2026.

Page 3

John Thelwall
Chair of Trustees

Margaret Murray - Smith
Vice Chair of Trustees

Alistair Henderson
Treasurer

The CIO of James South and William Burberry
Management Account and Investment Notes
Notes 1 and 2 to the Accounts

Note1

MANAGEMENT AND ADMINISTRATIVE EXPENSES	**2025**	*2024*
	£	£
Professional Fees - New Build	4,511	*4,890*
Officers of the Charity	3,166	*1,575*
Lifelines	2,965	*3,340*
Insurance of Buildings	2,640	*1,837*
Solicitors Fee	1,920	*0*
Gardener	1,050	1,575
WMC refunds & Council Tax	1,049	*544*
Rental Property - New water meters	534	0
The Almshouse Association Membership	496	*477*
Christmas Gifts for Benenficiaries	475	425
Audit Fees	420	*420*
Sundry Costs	89	*1,194*
Trustee Mtgs	75	*65*
Refund for payment in error	0	4,836
Total	***19,390***	***21,178***

WARDEN'S EXPENSES		
Salary	9,204	*8,952*
Total	***9,204***	***8,952***

Note 2
INVESTMENT NOTES
Investments are shown in the Accounts at their market value at the Balance Sheet date of 31st December 2025 and the income arising for the year is shown in the General Income and Expenditure account on Page 1.

Value of Investments	**Listed Investments**
	£
At 31 December 2024	932,758
Net Valuation Gains	19,540
At 31 December 2025	**952,298**

Independent Examiner's Report
To the trustees of The CIO of James South and William Burberry

I report on the accounts of the Trust for the year ended 31 December 2025, which are set out on pages 1 to 4 together with notes 1 to 2.

Respective responsibilities of trustees and examiner.

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- To follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and .
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's report.

The accounts have been prepared on a receipts and payments basis.

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's statement

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the following requirements have not been met:
   - to keep accounting records in accordance with section 130 of the 2011 Act, and
   - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and
2. which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Thomas Quinn

Peter Barlow
Thomas Quinn Chartered Accountants
The Station House
15 Station Road
St Ives
Cambs
PE27 5BH
Date: 2p February 2026

THE CIO OF JAMES SOUTH AND WILLIAM BURBERRY

England & Wales - Charity number 1194471

Accounts

THE CHARITABLE INCORPORATED ORGANISATION OF JAMES SOUTH AND WILLIAM BURBERRY

Chairman of Trustees: Dr Alec MacAndrew

ANNUAL REPORT/RETURN AND ACCOUNTS 2024

1. This report incorporates the charities' annual return and set of accounts covering the year from 1 January 2024 to 31 December 2024.

2. **The Charity**

The Charitable Incorporated Organisation (CIO) of James South and William Burberry No. 1194471 came into existence on 14 May 2021, following approval by the Charity Commission. The Charity was previously the Almshouse Charities of James South and William Burberry – No 810227 (also known as the Buckden Parochial Charities) which operated as one charity from 11 October 2008 until 13 May 2021. The Almshouse Charities of James South and William Burberry has now been wound up.

The application of income from the CIO will be for the benefit of the beneficiaries of the Almshouses (including the Burberry Homes) collectively or individually.

3. **2024 Annual Accounts and Notes**

These have been accepted by the Trustees at their meeting on 6 March 2025 after having been subject to an independent examination and are submitted with this report. Those wishing to study them in detail may obtain copies from the Clerk to the Trustees. They are also available on the Charity Commission website.

Income: Total income for the year 2024 was £119,618. This includes income from the rental of the former Warden's residence which has been rented using the services of a property agency.

Expenditure: The bulk of the spend was on Utilities, Repairs and Maintenance and the Warden. £21,968 was spent on maintenance and £44,585 on Administration and Utilities and the Warden. This is a decrease of nearly £38,000 on 2023 due largely of the decreases in gas and electricity costs.

Maintenance Fund

The balance at the end of the year was £44,551.

Extraordinary Repair Fund

The balance at the end of the year was £213,801.

Fixed and Current Assets (Shares)

Investments are managed by CCLA and M&G Securities on behalf of the Charity. On 31 December 2024 the value of the two holdings was £932,758, a gain of £31,638 on 31 December 2023. There was £106,795 in the bank account.

4. **The Almshouse Association**

The Charitable Incorporated Organisation (CIO) of James South and William Burberry is a member of the Almshouse Association (membership no 710).

5. **Trustees**

Co-opted Trustees (appointed for a 5-year term)
Mr John Molyneux
Mr John Thelwall Vice Chairman
Mr Richard Noble
Mrs Angela Bruce
Mrs Margaret Murray-Smith
Mr Kevin Clark

Nominative Trustees (appointed by Parish Council for a 5-year term)
Mrs Betty Millard
Dr Alec MacAndrew Chairman

6. **Meetings**

A total of four Ordinary meetings and two Additional meetings of the Trustees were held during the year.

7. **Officers of the Charity**

Clerk to the Trustees: Mr Joe Greenway 2, St.Hughs Road, Buckden, St. Neots. Cambs. PE19 5UB, Tel. 01480 810603/07745889759.

Treasurer: Mr Alistair Henderson. Contact details available from the Clerk.

8. **Location**

1 to 8 The South's Almshouses and 24 to 36 Church Street (Burberry Homes) situated in Church Street, Buckden, on either side of the Methodist Church. There are 15 one-bedroomed flats in total used as almshouses. In addition, the Charity is responsible for the former Warden's home, 38 Church Street, and owns land let as allotments on the western side of the A1, south of Buckden roundabout.

9. **The Warden**

The Warden is Mrs Barbara Herlihy who lives within a 10-minute drive of the Almshouses. It is the Trustees wish that her contribution to the Charities and to the welfare of the beneficiaries is acknowledged.

10. **Activities during the year**

a. Trustees continued to make slow, but purposeful progress on the strategic review of the charity's estate. Trustees engaged the services of a Quantity Surveyor to cost the new build project. Upon receipt, the QS report was subject to value engineering by Trustees and its appointed architects to bring the project cost to within the proposed overall project budget.

Trustees then unanimously passed a resolution to submit a full planning application once an option agreement to enable the CIO to acquire the freehold title to the land in entered into.

b. Another successful Open Forum for beneficiaries was held in the Methodist Hall, on a warm afternoon in July. Beneficiaries and Trustees find this to be a worthwhile event.

c. Trustees installed a defibrillator on its premises for emergency use.

d. Trustees commissioned a quinquennial structural survey of its two properties in the summer of 2024 and the report was received in December 2024. The Estates Committee of Trustees will be reviewing the recommended actions during the early part of 2025.

11. **Weekly Maintenance Contributions**

At the October 2024 meeting the Trustees decided to increase the WMC for 2025 such that it is at 79% of the median private rental for similar properties in the area. However, the WMC includes the costs of utilities and if utility payments by the Charity are deducted from the WMC collected the ‘equivalent’ rent paid by beneficiaries is circa 60% of the median.

12. **Vacancies**

The Trustees regret to report that two of its beneficiaries passed away in 2024 and another beneficiary became unable to look after themselves safely and moved into a care home. He has also passed away and Trustees offer their condolences to friends and relatives. Finally, a beneficiary left to move to be nearer their relatives. Three of the four vacancies that resulted were successfully filled during 2024 and one flat in the South’s Almhouses remained vacant at the end of 2024.

13. **Medical, paramedical, social services and volunteer support**

We must record the gratitude of the beneficiaries and of ourselves for the unstinting support received from so many sources: carers, ambulance staff, physiotherapists, chiropodists, hairdressers, and Buckden Surgery in particular.

Joe Greenway,
Clerk to the Trustees for the Trustees of the
CIO of James South & William Burberry

March 2025 **Charity Number: 1194471**

Property Revenue Account and General Income and Expenditure Account

Income	£		South's Almshouses 2024 £	2023 £		Burberry Homes 2024 £	2023 £
Weekly Maintenance Contribution			39,823	42,963		40,457	39,312
Wayleave , Allotments , Refunds & Communal Utilities			3,094	2,561		3,094	0
Income Total	86,467	=	42,916	45,524	+	43,551	39,312
Expenditure							
Utilities - Gas , Water & Electricity			7,070	15,517		12,096	22,623
Warden's costs - see Note 1			4,539	4,476		4,539	4,476
Management Costs - see Note 1			10,589	22,038		10,589	13,419
Expenditure Total	49,421	=	22,198	42,031	+	27,224	40,518
Surplus for year ending 31.12.24 to Gen. I&E Account below	37,046	=	20,719			16,327	

GENERAL INCOME AND EXPENDITURE ACCOUNT for the YEAR ENDED 31.12.2024

	2024 £	2023 £
Accumulated Reserve at 31.12.23	28,015	7,155
Surplus for 2024 as above	37,046	4,848
Dividend Income	22,146	21,634
Rental Income	11,006	8,378
	98,213	42,015
Less		
Transfer to Maintenance Fund	14,000	14,000
Transfer to ERF	0	0
Accumulated Reserve at 31.12.24 transferred to balance sheet	84,213	28,015

Maintenance Account and Extraordinary Repair Fund (ERF)

	South's	Burberry	2024 £	2023 £
MAINTENANCE FUND				
Opening balance at 31.12 .23			**30,551**	*37,882*
Transfer from Property Revenue Account				
Souths Almshouses			0	*0*
Burberry Homes			0	*0*
Transfer from General Income/Expend Account			14,000	*14,000*
			44,551	*51,882*
EXPENDITURE DURING YEAR				
Maintenance Work	17,519	4,449	21,968	*15,741*
Closing balance at 31.12.2024			**22,582**	**37,882**

EXTRAORDINARY REPAIR FUND (ERF)

(The fund is a Capital Reserve to be used at the discretion of the Trustees to meet the cost of major structural repairs or improvements)

		2024 £	2023 £
NAACIF Accumulative Shares	(Purchased 1971 to 2019)		
Market value of Shares at 31.12.2023		197,928	*186,358*
Adjustment of Share value in year		15,873	*11,570*
Market value of shares at 31.12.24		**213,801**	*197,928*
Number of Shares held (1765.915)			
VALUE OF ERF FUND 31.12.2024		**213,801**	*197,928*

The CIO of James South and William Burberry
Balance Sheet at 31st December 2024

	Notes	£	2024 £	£	2023 £
Fixed Assets					
Permanent Endowment	2		**44,799**		£ 43
Current Assets					
Funds for General Purpose	2		**674,157**		£ 659
ERF	2		**213,802**		£ 197
Cash in Bank			**106,795**		£ 58
			1,039,553		£ 959
PROVISIONS					
Future Maintenance	Page 2		**22,582**		£ 30
EXCESS ASSETS OVER LIABILITIES			**1,016,971**		£ 929,
FINANCED BY :					
CAPITAL RESERVE					
Permanent Endowment	2		**44,799**		£ 43,
ERF	2		**213,802**		£ 197,
E.W.Worlege Benefaction	2		**545,313**		£ 533,
J.Cole Benefaction	2		**16,267**		£ 15,
The Dole Grant	2		**59,610**		£ 57,
The Reeveman Grant	2		**18,469**		£ 17,
Property Fund	2		**34,499**		£ 34,
GENERAL RESERVE	Page 1		**84,213**		£ 28,
			1,016,971		£ 929,

These Accounts were approved by Trustees on 6th March 2025.

John Thelwall
Vice Chairman

Betty Millard
Trustee

B. D. Millard

Alistair Henderson
Treasurer to the Trustees

Note1

MANAGEMENT AND ADMINISTRATIVE EXPENSES		**2024**	*2023*
		£	£
The Almshouse Association Membership		477	*477*
Insurance of Buildings		1,837	*1,799*
Audit Fees		420	*420*
Clerk		1,575	*1,636*
Solicitors Fee		0	*6,979*
Professional Fees		4,890	*15,395*
Trustee Mtgs		65	*211*
Christmas Gifts for Benenficiaries		425	325
Lifelines		3,340	*3,346*
Sundry Costs		1,194	*80*
WMC refunds		544	*1,638*
Gardener		1,575	3,150
Refund for payment in error		4,836	0
	Total	***21,178***	***35,457***

WARDEN'S EXPENSES			
Salary		9,077	*8,952*
	Total	***9,077***	***8,952***

Note 2

INVESTMENT NOTES

Investments are shown in the Accounts at their market value at the Balance Sheet date of 31st December 2024 and the income arising for the year is shown in the General Income and Expenditure account on Page 1.

Value of Investments	**Listed Investments**
	£
At 31 December 2023	901,120
Net Valuation Gains	31,638
At 31 December 2024	**932,758**

Independent Examiner's Report
To the trustees of The CIO of James South and William Burberry

I report on the accounts of the Trust for the year ended 31 December 2024, which are set out on pages 1 to 4 together with notes 1 to 2.

Respective responsibilities of trustees and examiner.

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- To follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and .
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's report.

The accounts have been prepared on a receipts and payments basis.

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's statement

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the following requirements have not been met:
   - to keep accounting records in accordance with section 130 of the 2011 Act, and
   - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and
2. which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Thomas Quinn

Peter Barlow
Thomas Quinn Chartered Accountants
The Station House
15 Station Road
St Ives
Cambs
PE27 5BH
Date: 26 February 2025

Accounts

THE CHARITABLE INCORPORATED ORGANISATION OF JAMES SOUTH AND WILLIAM BURBERRY

Chairman of Trustees: Dr Alec MacAndrew

ANNUAL REPORT/RETURN AND ACCOUNTS 2023

1. This report incorporates the charities' annual return and set of accounts covering the year from 1 January 2023 to 31 December 2023.

2. **The Charity**

The Charitable Incorporated Organisation (CIO) of James South and William Burberry No. 1194471 came into existence on 14 May 2021, following approval by the Charity Commission. The Charity was previously the Almshouse Charities of James South and William Burberry – No 810227 (also known as the Buckden Parochial Charities) which operated as one charity from 11 October 2008 until 13 May 2021. The Almshouse Charities of James South and William Burberry has now been wound up.

The application of income from the CIO will be for the benefit of the beneficiaries of the Almshouses (including the Burberry Homes) collectively or individually.

3. **2023 Annual Accounts and Notes**

These have been accepted by the Trustees at their meeting on 7 March 2024 after having been subject to an independent examination and are attached to this report. Those wishing to study them in detail may obtain copies from the Clerk to the Trustees. They are also available on the Charity Commission website.

Income: Total income for the year 2023 was £117,409. This includes income from the rental of the former Warden's residence which has been rented using the services of a property agency.

Expenditure: The bulk of the spend was on Utilities, Repairs and Maintenance and the Warden. £21,331 was spent on maintenance and £82,549 on Administration and Utilities and the Warden. This is an increase of nearly £44,000 on 2022 due largely of the increases in gas and electricity costs.

Maintenance Fund

The balance at the end of the year was £30,551.

Extraordinary Repair Fund

The balance at the end of the year was £197,928.

Fixed and Current Assets (Shares)

Investments are managed by CCLA and M&G Securities on behalf of the Charity. On 31 December 2023 the value of the two holdings was £901,120, a gain of £59,070 on 31 December 2022. There was £58,566 in the bank account.

4. **The Almshouse Association**

The Charitable Incorporated Organisation (CIO) of James South and William Burberry is a member of the Almshouse Association (membership no 710).

5. **Trustees**

Co-opted Trustees (appointed for a 5-year term)
Mr John Molyneux
Mr John Thelwall Vice Chairman
Mr Richard Noble
Mrs Angela Bruce
Mrs Margaret Murray-Smith

Nominative Trustees (appointed by Parish Council for a 5-year term)
Mrs Betty Millard
Dr Alec MacAndrew Chairman

Resignations
Mrs Pam Siddall (resigned September 2023)

6. **Meetings**

A total of four Ordinary meetings and three Additional meetings of the Trustees were held during the year.

7. **Officers of the Charity**

Clerk to the Trustees: Mr Joe Greenway 2, St.Hughs Road, Buckden, St. Neots. Cambs. PE19 5UB, Tel. 01480 810603/07745889759.

Treasurer: Mr Alistair Henderson. Contact details available from the Clerk.

8. **Location**

1 to 8 The South's Almshouses and 24 to 36 Church Street (Burberry Homes) situated in Church Street, Buckden, on either side of the Methodist Church. There are 15 one-bedroomed flats in total used as almshouses. In addition, the Charity is responsible for the former Warden's home, 38 Church Street, and owns land let as allotments on the western side of the A1, south of Buckden roundabout.

9. **The Warden**

The Warden is Mrs Barbara Herlihy who lives within a 10-minute drive of the Almshouses. It is the Trustees wish that her contribution to the Charities and to the welfare of the beneficiaries is acknowledged.

10. **Activities during the year**

a. Trustees continued to make slow, but purposeful progress on the strategic review of the charity's estate, engaging a firm of architects to work up proposals for a new build. A Pre-Planning Application has been submitted to the local Planning Authority. Feedback on this has been received and responded to and further correspondence on this matter is in progress.

b. Another successful Open Forum for beneficiaries was held in the Methodist Hall, on a warm afternoon in July. Beneficiaries and Trustees find this to be a worthwhile event.

c. Trustees are exploring the merits of installing a defibrillator on its premises for emergency use.

11. **Weekly Maintenance Contributions**

At the October 2023 meeting the Trustees decided to increase the WMC for 2024 such that it is at 88% of the median private rental for similar properties in the area. However, the WMC includes the costs of utilities and if utility payments by the Charity are deducted from the WMC collected the ‘equivalent’ rent paid by beneficiaries is circa 60% of the median.

12. **Vacancies**

The Trustees regret to report that two of its beneficiaries passed away in 2023 and they offer their condolences to friends and relatives. Another beneficiary had their benefit withdrawn following prolonged incidences of antisocial and disruptive behaviour. The charity had to pursue legal action to remove this former beneficiary from the charity premises and this individual has now come under the care of Cambridgeshire Social Services. The three vacancies that resulted were successfully filled during the winter of 2023 and consequently there will no vacancies at either the South’s or the Burberry’s by the Spring of 2024.

13. **Medical, paramedical, social services and volunteer support**

We must record the gratitude of the beneficiaries and of ourselves for the unstinting support received from so many sources; carers, ambulance staff, physiotherapists, chiropodists, hairdressers, and Buckden Surgery in particular.

Joe Greenway,
Clerk to the Trustees for the Trustees of the
CIO of James South & William Burberry

March 2024 **Charity Number: 1194471**

The CIO of James South &William Burberry

Property Revenue Account and General Income and Expenditure Account

Income	£		South's Almshouses 2023 £	2022 £		Burberry Homes 2023 £	2022 £
Weekly Maintenance Contribution			**42,963**	*38,434*		**39,312**	*34,735*
Wayleave , Allotments , Refunds & Communal Utilities			**2,561**	*2,453*		**2,561**	*927*
Income Total	**87,397**	=	**45,524**	*40,887*	+	**41,873**	**35,662**
Expenditure							
Utilities - Gas , Water & Electricity			**15,517**	*10,166*		**22,623**	*6,245*
Warden's costs - see Note 1			**4,476**	*3,958*		**4,476**	*3,958*
Management Costs - see Note 1			**22,038**	*4,180*		**13,419**	*4,180*
Expenditure Total	**82,549**	=	**42,031**	*18,304*	+	**40,518**	*14,383*
Surplus for year ending 31.12.23 to Gen. I&E Account below	**4,848**	=	**3,493**			**1,355**	

GENERAL INCOME AND EXPENDITURE ACCOUNT for the YEAR ENDED 31.12.2023

	2023 £	2022 £
Accumulated Reserve at 31.12.22	**7,155**	*-10,048*
Surplus for 2023 as above	**4,848**	*37,646*
Dividend Income	**21,634**	*19,788*
Interest on Bank Balances	**0**	*0*
Rental Income	**8,378**	*9,768*
	42,015	*57,155*
Less		
Transfer to Maintenance Fund	**14,000**	*0*
Transfer to ERF	**0**	*0*
Transfer to Shares - E W Worlege		*50,000*
Accumulated Reserve at 31.12.23 transferred to balance sheet	**28,015**	**7,155**

The CIO of James South and William Burberry

Maintenance Account and Extraordinary Repair Fund (ERF)

			2023 £	2022 £
MAINTENANCE FUND				
Opening balance at 31.12 .22			**37,882**	*53,623*
Transfer from Property Revenue Account				
Souths Almshouses			0	*0*
Burberry Homes			0	*0*
Transfer from General Income/Expend Account			14,000	*0*
			51,882	*53,623*
EXPENDITURE DURING YEAR	South's	Burberry		
Maintenance Work	12,459	8,872	21,331	*15,741*
Closing balance at 31.12.2023			**30,551**	**37,882**

EXTRAORDINARY REPAIR FUND (ERF)

(The fund is a Capital Reserve to be used at the discretion of the Trustees
to meet the cost of major structural repairs or improvements)

NAACIF Accumulative Shares	(Purchased 1971 to 2019)		
Market value of Shares at 31.12.2022		186,358	*184,897*
Adjustment of Share value in year		11,570	*1,461*
Market value of shares at 31.12.23		**197,928**	*186,358*
Number of Shares held (1765.915)			
VALUE OF ERF FUND 31.12.2023		**197,928**	*186,358*

The CIO of James South and William Burberry
Balance Sheet at 31st December 2023

	Notes	2023 £	2023 £	2022 £	2022 £
Fixed Assets					
Permanent Endowment	2		**43,766**	£	*40,357*
Current Assets					
Funds for General Purpose	2		**659,425**	£	*615,334*
ERF	2		**197,928**	£	*186,358*
Cash in Bank			**58,566**	£	*45,037*
			959,686	£	*887,086*
PROVISIONS					
Future Maintenance	Page 2		**30,551**	£	*37,882*
EXCESS ASSETS OVER LIABILITIES			**929,135**	£	*849,204*
FINANCED BY :					
CAPITAL RESERVE					
Permanent Endowment	2		**43,766**	£	*40,357*
ERF	2		**197,928**	£	*186,358*
E.W.Worlege Benefaction	2		**533,266**	£	*488,388*
J.Cole Benefaction	2		**15,739**	£	*15,475*
The Dole Grant	2		**57,678**	£	*56,708*
The Reeveman Grant	2		**17,870**	£	*17,569*
Property Fund	2		**34,873**	£	*37,194*
GENERAL RESERVE	Page 1		**28,015**	£	*7,155*
			929,135	£	*849,204*

These Accounts were approved by Trustees on 7th March 2024.

Dr Alec MacAndrew
Chairman of the Trustees

John Thelwall
Vice Chairman

Alistair Henderson
Treasurer to the Trustees

A. A. Henderson.

The CIO of James South and William Burberry
Management Account and Investment Notes
Notes 1 and 2 to the Accounts

Note1

MANAGEMENT AND ADMINISTRATIVE EXPENSES

		2023	2022
		£	£
The Almshouse Association Membership		477	595
Insurance of Buildings		1,799	1,700
Audit Fees		420	0
Clerk		1,636	1,436
Solicitor Fees		6,979	2,489
Professional Fees		15,395	0
Trustee Mtgs		211	113
Christmas Gifts for Benenficiaries		325	475
Lifelines		3,346	0
Sundry Costs		80	123
WMC refunds		1,638	412
Gardener		3,150	0
	Total	***35,457***	***7,343***

WARDEN'S EXPENSES

Salary		8,952	8,368
	Total	***8,952***	***8,368***

Note 2

INVESTMENT NOTES

Investments are shown in the Accounts at their market value at the Balance Sheet date of 31st December 2023 and the income arising for the year is shown in the General Income and Expenditure account on Page 1.

Value of Investments	**Listed Investments**
	£
At 31 December 2022	842,050
Net Valuation Gains	59,070
At 31 December 2023	**901,120**

Independent Examiner's Report
To the trustees of The CIO of James South and William Burberry

I report on the accounts of the Trust for the year ended 31 December 2023, which are set out on pages 1 to 4 together with notes 1 to 2.

Respective responsibilities of trustees and examiner.

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- To follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and .
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's report.

The accounts have been prepared on a receipts and payments basis.

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's statement

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the following requirements have not been met:
   - to keep accounting records in accordance with section 130 of the 2011 Act, and
   - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and
2. which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Thomas Quinn

Peter Barlow
Thomas Quinn Chartered Accountants
The Station House
15 Station Road
St Ives
Cambs
PE27 5BH
Date: 22 February 2024

Accounts

THE CHARITABLE INCORPORATED ORGANISATION OF JAMES SOUTH AND WILLIAM BURBERRY

Chairman of Trustees: Dr Alec MacAndrew

ANNUAL REPORT/RETURN AND ACCOUNTS 2022

1. This report incorporates the charities' annual return and set of accounts covering the year from 1 January 2022 to 31 December 2022.

2. **The Charity**

The Charitable Incorporated Organisation (CIO) of James South and William Burberry No. 1194471 came into existence on 14 May 2021, following approval by the Charity Commission. The Charity was previously the Almshouse Charities of James South and William Burberry – No 810227 (also known as the Buckden Parochial Charities) which operated as one charity from 11 October 2008 until 13 May 2021. The Almshouse Charities of James South and William Burberry has now been wound up.

The application of income from the CIO will be for the benefit of the beneficiaries of the Almshouses (including the Burberry Homes) collectively or individually.

3. **2022 Annual Accounts and Notes**

These have been accepted by the Trustees at their meeting on 30 March 2023 after having been subject to an independent examination and are attached to this report. Those wishing to study them in detail may obtain copies from the Clerk to the Trustees. They are also available on the Charity Commission website.

Income: Total income for the year 2022 was £106,105. This includes income from the rental of the former Warden's residence which has been rented using the services of a property agency.

Expenditure: The bulk of the spend was on Utilities, Repairs and Maintenance and the Warden. £15,741 was spent on maintenance and £38,900 on Administration and Utilities and the Warden. The Trustees authorised the purchase of an additional £50,000 of shares to be invested in the CCLA fund in December 2022.

Maintenance Fund

The balance at the end of the year was £37,882.

Extraordinary Repair Fund

The balance at the end of the year was £186,358.

Fixed and Current Assets (Shares)

Investments are managed by CCLA and M&G Securities on behalf of the Charity. On 31 December 2022 the value of the two holdings was £842,050. There was £45,037 in the bank account.

4. **The Almshouse Association**

The Charitable Incorporated Organisation (CIO) of James South and William Burberry is a member of the Almshouse Association (membership no 710).

5. **Trustees**

Co-opted Trustees (appointed for a 5-year term)
Mr John Molyneux
Mr John Thelwall Vice Chairman
Mr Richard Noble
Mrs Pam Siddall
Mrs Angela Bruce
Mrs Margaret Murray-Smith

Nominative Trustees (appointed by Parish Council for a 5-year term)
Mrs Betty Millard
Dr Alec MacAndrew Chairman

6. **Meetings**

A total of four Ordinary meetings and one Additional meeting of the Trustees were held during the year.

7. **Officers of the Charity**

Clerk to the Trustees: Mr Joe Greenway 2, St.Hughs Road, Buckden, St. Neots. Cambs. PE19 5UB, Tel. 01480 810603/07745889759.

Treasurer: Mr Alistair Henderson. Contact details available from the Clerk.

8. **Location**

1 to 8 The South's Almshouses and 24 to 36 Church Street (Burberry Homes) situated in Church Street, Buckden, on either side of the Methodist Church. There are 15 one-bedroomed flats in total used as almshouses. In addition, the Charity is responsible for the former Warden's home, 38 Church Street, and owns land let as allotments on the western side of the A1, south of Buckden roundabout.

9. **The Warden**

The Warden is Mrs Barbara Herlihy who lives within a 10-minute drive of the Almshouses. It is the Trustees wish that her contribution to the Charities and to the welfare of the beneficiaries is acknowledged.

10. **Activities during the year**

a. The new Charitable Incorporated Organisation (CIO) of James South and William Burberry became fully operational during the early part of 2022 following the successful transfer of all the assets of the Almshouse Charities of James South and William Burberry. The latter was successfully wound up towards the end of 2022.

b. Trustees continued to make slow, but purposeful progress on the strategic review of the charity's estate.

c. Another successful Open Forum for beneficiaries was held in the Methodist Hall, on a warm afternoon in July. Beneficiaries and Trustees find this to be a worthwhile event.

d. The Trustees successfully completed the registration of title to all its properties and land that the charity owns.

e. Trustees agreed to the trialling of a replacement personal alarm/Lifelife system for the beneficiaries as the system in place is becoming increasingly problematic.

f. Like many organisations the CIO has had to manage a significant increase in the costs of providing gas and electricity to its properties. The charity Treasurer undertook a substantial amount of work in researching the market and then securing competitive deals for utility provision for the next 12 months for which the Trustee were very grateful. Regrettably, the Trustees have had to increase the WMC by more than they would wish in order to ensure the financial stability of the charity.

11. **Weekly Maintenance Contributions**

At the October 2022 meeting the Trustees decided to increase the WMC for 2023 such that it continues to be at 70% of the median private rental for similar properties in the area. However, following the significant increase in utility costs Trustees had to review their October 2022 decision. At the additional Trust Board held in November 2023, Trustees resolved to increase the WMC by a greater percentage to take account of these increased costs.

12. **Vacancies**

The Trustees regret to report that one of its beneficiaries passed away in 2022 and they offer their condolences to friends and relatives. Another beneficiary found being on their own a struggle and successfully moved into long term care. The two vacancies that resulted were successfully filled during the summer of 2022 and consequently there were no vacancies at either the South's or the Burberry's at the end of the year.

13. **Medical, paramedical, social services and volunteer support**

We must record the gratitude of the beneficiaries and of ourselves for the unstinting support received from so many sources; carers, ambulance staff, physiotherapists, chiropodists, hairdressers, and Buckden Surgery in particular.

Joe Greenway,
Clerk to the Trustees for the Trustees of the
Almshouse Charities of James South &
William Burberry

March 2023 **Charity Number: 1194471**

Independent Examiner's Report
To the trustees of The CIO of James South and William Burberry

I report on the accounts of the Trust for the year ended 31 December 2022, which are set out on pages 1 to 4 together with notes 1 to 2.

Respective responsibilities of trustees and examiner.

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- To follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and .
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's report.

The accounts have been prepared on a receipts and payments basis.

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's statement

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the following requirements have not been met:
   - to keep accounting records in accordance with section 130 of the 2011 Act, and
   - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and
2. which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Thomas Quinn

Peter Barlow
Thomas Quinn Chartered Accountants
The Station House
15 Station Road
St Ives
Cambs
PE27 5BH
Date: 17 February 2023

The CIO of James South &William Burberry

Property Revenue Account and General Income and Expenditure Account

Income	£		South's Almshouses 2022 £	2021 £		Burberry Homes 2022 £	2021 £
Weekly Maintenance Contribution			38,434	38,725		34,735	33,784
Wayleave , Allotments , Refunds & Communal Utilities			2,453	794		927	1,375
Income Total	76,549	=	40,887	39,519	+	35,662	35,159
Expenditure							
Utilities - Gas , Water & Electricity			13,837	10,166		7,787	6,245
Warden's costs - see Note 1			4,184	3,958		4,184	3,958
Management Costs - see Note 1			4,456	4,180		4,456	4,180
Expenditure Total	38,903	=	22,477	18,304	+	16,426	14,383
Surplus for year ending 31.12.22 to Gen. I&E Account below	37,646	=	18,410			19,236	

GENERAL INCOME AND EXPENDITURE ACCOUNT for the YEAR ENDED 31.12.2022

	2022 £	2021 £
Accumulated Reserve at 31.12.21	-10,048	-39,162
Surplus for 2021 as above	37,646	41,991
Dividend Income	19,788	18,156
Interest on Bank Balances	0	5
Rental Income	9,768	8,962
	57,155	29,952
Less		
Transfer to Maintenance Fund	0	0
Transfer to ERF	0	0
Transfer to Shares - E W Worlege	50,000	40,000
Accumulated Reserve at 31.12.22		
transferred to balance sheet	7,155	-10,048

The CIO of James South and William Burberry

Maintenance Account and Extraordinary Repair Fund (ERF)

			2022 £	2021 £
MAINTENANCE FUND				
Opening balance at 31.12 .21			**53,623**	*67,923*
Transfer from Property Revenue Account				
Souths Almshouses			0	*0*
Burberry Homes			0	*0*
Transfer from General Income/Expend Account			0	*0*
			53,623	*67,923*
EXPENDITURE DURING YEAR	South's	Burberry		
Maintenance Work	10,203	5,538	15,741	*14,300*
Closing balance at 31.12.2022			**37,882**	**53,623**

EXTRAORDINARY REPAIR FUND (ERF)

(The fund is a Capital Reserve to be used at the discretion of the Trustees
to meet the cost of major structural repairs or improvements)

NAACIF Accumulative Shares	(Purchased 1971 to 2019)		
Market value of Shares at 31.12.2021		184,897	*163,375*
Adjustment of Share value in year		1,461	*21,523*
Market value of shares at 31.12.22		**186,358**	*184,897*
Number of Shares held (1765.915)			
Held on Bank Deposit		0	
VALUE OF ERF FUND 31.12.2022		**186,358**	*184,897*

The CIO of James South and William Burberry
Balance Sheet at 31st December 2022

	Notes	£	2022 £	£	2021 £
Fixed Assets					
Permanent Endowment	2		40,357	£	45,269
Current Assets					
Funds for General Purpose	2		615,334	£	631,916
ERF	2		186,358	£	184,897
Cash in Bank			45,037	£	43,575
			887,086	£	905,656
PROVISIONS Future Maintenance	Page 2		37,882	£	53,623
EXCESS ASSETS OVER LIABILITIES			849,204	£	852,035
FINANCED BY :					
CAPITAL RESERVE					
Permanent Endowment	2		40,357	£	45,269
ERF	2		186,358	£	184,897
E.W.Worlege Benefaction	2		488,388	£	467,993
J.Cole Benefaction	2		15,475	£	15,972
The Dole Grant	2		56,708	£	58,532
The Reeveman Grant	2		17,569	£	18,134
Property Fund	2		37,194	£	42,221
J Coles	2			£	29,064
GENERAL RESERVE	Page 1		7,155	-£	10,048
			849,204	£	852,035

These Accounts were approved by Trustees on 30th March 2023.

Dr Alec MacAndrew
Chairman of the Trustees

Alec MacAndrew

John Thelwall
Vice Chairman

Alistair Henderson
Treasurer to the Trustees

A. A Henderson.

The CIO of James South and William Burberry
Management Account and Investment Notes
Notes 1 and 2 to the Accounts

Note1

MANAGEMENT AND ADMINISTRATIVE EXPENSES		**2022**	*2021*
		£	£
The Almshouse Association Membership		595	*0*
Insurance of Buildings		1,700	*1,559*
Audit Fees		0	*408*
Clerk		1,436	*1,310*
Solicitor Fees		2,489	*972*
Trustee Mtgs		113	*48*
Christmas Gifts for Benenficiaries		475	425
Lifelines			*2,025*
Sundry Costs		123	*611*
WMC refunds		1,980	*1,002*
	Total	***8,911***	***8,360***

WARDEN'S EXPENSES			
Salary		8,368	*7,846*
Utilities			*70*
	Total	***8,368***	***7,916***

Note 2
INVESTMENT NOTES
Investments are shown in the Accounts at their market value at the Balance Sheet date of 31st December 2022 and the income arising for the year is shown in the General Income and Expenditure account on Page 1

Value of Investments	**Listed Investments**
	£
At 31 December 2021	862,083
Additions	50,000
Net Valuation Losses	-70,033
At 31 December 2022	**842,050**

Listed Investments		£
	CCLA	561,932
	M&G	280,118
		842,050

Independent Examiner's Report
To the trustees of The CIO of James South and William Burberry

I report on the accounts of the Trust for the year ended 31 December 2022, which are set out on pages 1 to 4 together with notes 1 to 2.

Respective responsibilities of trustees and examiner.

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- To follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and .
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's report.

The accounts have been prepared on a receipts and payments basis.

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent Examiner's statement

In connection with my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material respect the following requirements have not been met:
- to keep accounting records in accordance with section 130 of the 2011 Act, and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and

2. which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Thomas Quinn

Peter Barlow
Thomas Quinn Chartered Accountants
The Station House
15 Station Road
St Ives
Cambs
PE27 5BH
Date: 17 February 2023

The CIO of James South &William Burberry

Property Revenue Account and General Income and Expenditure Account

Income	£		South's Almshouses 2022 £	2021 £		Burberry Homes 2022 £	2021 £
Weekly Maintenance Contribution			38,434	38,725		34,735	33,784
Wayleave , Allotments , Refunds & Communal Utilities			2,453	794		927	1,375
Income Total	76,549	=	40,887	39,519	+	35,662	35,159
Expenditure							
Utilities - Gas , Water & Electricity			13,837	10,166		7,787	6,245
Warden's costs - see Note 1			4,184	3,958		4,184	3,958
Management Costs - see Note 1			4,456	4,180		4,456	4,180
Expenditure Total	38,903	=	22,477	18,304	+	16,426	14,383
Surplus for year ending 31.12.22 to Gen. I&E Account below	37,646	=	18,410			19,236	

GENERAL INCOME AND EXPENDITURE ACCOUNT for the YEAR ENDED 31.12.2022

	2022 £	2021 £
Accumulated Reserve at 31.12.21	-10,048	-39,162
Surplus for 2021 as above	37,646	41,991
Dividend Income	19,788	18,156
Interest on Bank Balances	0	5
Rental Income	9,768	8,962
	57,155	29,952
Less		
Transfer to Maintenance Fund	0	0
Transfer to ERF	0	0
Transfer to Shares - E W Worlege	50,000	40,000
Accumulated Reserve at 31.12.22		
transferred to balance sheet	7,155	-10,048

The CIO of James South and William Burberry

Maintenance Account and Extraordinary Repair Fund (ERF)

			2022 £	2021 £
MAINTENANCE FUND				
Opening balance at 31.12 .21			**53,623**	*67,923*
Transfer from Property Revenue Account				
Souths Almshouses			0	*0*
Burberry Homes			0	*0*
Transfer from General Income/Expend Account			0	*0*
			53,623	*67,923*
EXPENDITURE DURING YEAR	South's	Burberry		
Maintenance Work	10,203	5,538	15,741	*14,300*
Closing balance at 31.12.2022			**37,882**	**53,623**

EXTRAORDINARY REPAIR FUND (ERF)

(The fund is a Capital Reserve to be used at the discretion of the Trustees
to meet the cost of major structural repairs or improvements)

		2022	2021
NAACIF Accumulative Shares	(Purchased 1971 to 2019)		
Market value of Shares at 31.12.2021		184,897	*163,375*
Adjustment of Share value in year		1,461	*21,523*
Market value of shares at 31.12.22		**186,358**	*184,897*
Number of Shares held (1765.915)			
Held on Bank Deposit		0	
VALUE OF ERF FUND 31.12.2022		**186,358**	*184,897*

The CIO of James South and William Burberry
Balance Sheet at 31st December 2022

	Notes	£	2022 £	£	2021 £
Fixed Assets					
Permanent Endowment	2		40,357	£	45,269
Current Assets					
Funds for General Purpose	2		615,334	£	631,916
ERF	2		186,358	£	184,897
Cash in Bank			45,037	£	43,575
			887,086	£	905,656
PROVISIONS Future Maintenance	Page 2		37,882	£	53,623
EXCESS ASSETS OVER LIABILITIES			849,204	£	852,035
FINANCED BY :					
CAPITAL RESERVE					
Permanent Endowment	2		40,357	£	45,269
ERF	2		186,358	£	184,897
E.W.Worlege Benefaction	2		488,388	£	467,993
J.Cole Benefaction	2		15,475	£	15,972
The Dole Grant	2		56,708	£	58,532
The Reeveman Grant	2		17,569	£	18,134
Property Fund	2		37,194	£	42,221
J Coles	2			£	29,064
GENERAL RESERVE	Page 1		7,155	-£	10,048
			849,204	£	852,035

These Accounts were approved by Trustees on 30th March 2023.

Dr Alec MacAndrew
Chairman of the Trustees

Alec MacAndrew

John Thelwall
Vice Chairman

Alistair Henderson
Treasurer to the Trustees

A. A Henderson.

The CIO of James South and William Burberry
Management Account and Investment Notes
Notes 1 and 2 to the Accounts

Note1

MANAGEMENT AND ADMINISTRATIVE EXPENSES		**2022**	*2021*
		£	£
The Almshouse Association Membership		595	*0*
Insurance of Buildings		1,700	*1,559*
Audit Fees		0	*408*
Clerk		1,436	*1,310*
Solicitor Fees		2,489	*972*
Trustee Mtgs		113	*48*
Christmas Gifts for Benenficiaries		475	425
Lifelines			*2,025*
Sundry Costs		123	*611*
WMC refunds		1,980	*1,002*
	Total	***8,911***	***8,360***

WARDEN'S EXPENSES			
Salary		8,368	*7,846*
Utilities			*70*
	Total	***8,368***	***7,916***

Note 2

INVESTMENT NOTES

Investments are shown in the Accounts at their market value at the Balance Sheet date of 31st December 2022 and the income arising for the year is shown in the General Income and Expenditure account on Page 1

Value of Investments	**Listed Investments**
	£
At 31 December 2021	862,083
Additions	50,000
Net Valuation Losses	-70,033
At 31 December 2022	**842,050**

Listed Investments		£
	CCLA	561,932
	M&G	280,118
		842,050

THE CIO OF JAMES SOUTH AND WILLIAM BURBERRY

England & Wales - Charity number 1194471

Accounts

THE CHARITABLE INCORPORATED ORGANISATION OF JAMES SOUTH AND WILLIAM BURBERRY

Chairman of Trustees: Dr Alec MacAndrew

ANNUAL REPORT/RETURN AND ACCOUNTS 2021

1. This report incorporates the charities' annual return and set of accounts covering the year from 14 May 2021 to 31 December 2021.

2. **<u>The Charity</u>**

The Charitable Incorporated Organisation (CIO) of James South and William Burberry came into existence on 14 May 2021, following approval by the Charity Commission – No 1194471.

The application of income from this Charity will be for the benefit of the beneficiaries of the Almshouses (including the Burberry Homes) collectively or individually.

3. **<u>2021 Annual Accounts and Notes</u>**

These have been accepted by the Trustees at their meeting on 10 March 2022 after having been subject to an independent examination and are attached to this report. Those wishing to study them in detail may obtain copies from the Clerk to the Trustees.

The report contains no figures as whilst the CIO came into existence on 14 May 2021 it has been dormant in terms of income or assets until 1st January 2022, and this is reflected in the report.

4. **<u>The Almshouse Association</u>**

The Charitable Incorporated Organisation (CIO) of James South and William Burberry is a member of the Almshouse Association (membership no 710)

5. **<u>Trustees</u>**

<u>Co-opted Trustees</u> (appointed for a 5-year term)
Mr John Molyneux
Mr John Thelwall Vice Chairman
Mr Richard Noble
Mrs Pam Siddall
Mrs Angela Bruce
Mrs Margaret Murray-Smith

<u>Nominative Trustees</u> (appointed by Parish Council for a 4-year term)
Mrs Betty Millard
Dr Alec MacAndrew Chairman

6. **<u>Meetings</u>**

A total of two Ordinary meetings of Trustees were held during the year.

7. **Officers of the Charity**

Clerk to the Trustees: Mr Joe Greenway 2, St.Hughs Road, Buckden, St. Neots. Cambs. PE19 5UB, Tel. 01480 810603/07745889759.

Treasurer: Mr Alistair Henderson. Contact details available from the Clerk.

8. **Location**

1 to 8 The South's Almshouses and 24 to 36 Church Street (Burberry Homes) situated in Church Street, Buckden, on either side of the Methodist Church. There are 15 one-bedroomed flats in total used as almshouses. In addition, the Charity is responsible for the former Warden's home, 38 Church Street, and owns land let as allotments on the western side of the A1, south of Buckden roundabout.

9. **The Warden**

The Warden is Mrs Barbara Herlihy who lives within a 10-minute drive of the Almshouses. It is the Trustees wish that her contribution to the Charities and to the welfare of the beneficiaries is acknowledged.

10. **Activities during the year**

a. The charity took the actions necessary to open a bank account in its name and to seek permission from the Charity Commission to receive the assets from the Almshouse Charities of James South and William Burberry.

Joe Greenway,
Clerk to the Trustees for the Trustees of the
Almshouse Charities of James South &
William Burberry

March 2022 **Charity Number: 1194471**

Independent Examiner's Report
To the trustees of The CIO of James South and William Burberry

I report on the accounts of the Trust for the year ended 31 December 2021, which are set out on page 1.

Respective responsibilities of trustees and examiner.

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act
- To follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and .
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's report.

The accounts have been prepared on a receipts and payments basis.

My examination was carried out in accordance with the general Directions given by the Charity Commission. 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 no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

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1. which gives me reasonable cause to believe that in any material respect the following requirements have not been met:
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   - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act and
2. which in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

....

Peter Barlow
Thomas Quinn Chartered Accountants
The Station House
15 Station Road
St Ives
Cambs
PE27 5BH

Date: 14 February 2022

The CIO of James South and William Burberry. Balance Sheet at 31st December 2021

	Notes	£	2021 £	
Fixed Assets			-	
			-	
Investments				
Current Assets				
ERF			-	
			-	
Cash in Bank				
			-	
EXCESS ASSETS OVER LIABILITIES			-	
FINANCED BY :				
CAPITAL RESERVE				
Permanent Endowment			-	
ERF			-	
Unrestricted Funds				
			£	**-**

These Accounts were approved by Trustees on 10th March 2022.

Dr Alec MacAndrew
Chairman of the Trustees

John Thelwall
Vice Chairman

Alistair Henderson
Treasurer to the Trustees A. A. Henderson.