



## Trustees' Annual Report for the period

| From | Period start date |       |      | To | Period end date |       |      |
|------|-------------------|-------|------|----|-----------------|-------|------|
|      | Day               | Month | Year |    | Day             | Month | Year |
|      | 01                | 09    | 2024 |    | 31              | 08    | 2025 |

### Section A

### Reference and administration details

Charity name

HOSPITAL OR ALMSHOUSES OF DOROTHY ELIZABETH  
PICKERING AND FRANCES BYRD

Other names charity is known by

Trustees of Pickering Byrds Charity

Registered charity number (if any)

202223

Charity's principal address

19 Nene View

Islip

Kettering Northants

Postcode

NN14 3LD

### 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  | Kevin Jefferies  |                 |                                   | Full Board  |
| 2  | Sylvia Prestwich |                 |                                   | Full Board  |
| 3  | Diane Newbold    |                 |                                   | Full Board  |
| 4  | Charles Wilcox   |                 |                                   | Full Board  |
| 5  | Maxine Bosworth  |                 |                                   | Full Board  |
| 6  |                  |                 |                                   |   |
| 7  |                  |                 |                                   |   |
| 8  |                  |                 |                                   |   |
| 9  |                  |                 |                                   |   |
| 10 |                  |                 |                                   |   |
| 11 |                  |                 |                                   |   |
| 12 |                  |                 |                                   |   |
| 13 |                  |                 |                                   |   |
| 14 |                  |                 |                                   |   |
| 15 |                  |                 |                                   |   |
| 16 |                  |                 |                                   |   |
| 17 |                  |                 |                                   |   |
| 18 |                  |                 |                                   |   |
| 19 |                  |                 |                                   |   |
| 20 |                  |                 |                                   |   |

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

| Name | Dates acted if not for whole year |
|------|-----------------------------------|
|      |                                   |
|      |                                   |
|      |                                   |

### Names and addresses of advisers (Optional information)

| Type of adviser | Name | Address |
|-----------------|------|---------|
|                 |      |         |
|                 |      |         |
|                 |      |         |
|                 |      |         |

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

|  |
|--|
|  |
|--|

## Section B Structure, governance and management

### Description of the charity's trusts

|   |            |
|---|------------|
| Type of governing document<br>(eg. trust deed, constitution)        | Trust deed |
| How the charity is constituted<br>(eg. trust, association, company) | Trust      |
| Trustee selection methods<br>(eg. appointed by, elected by)         | Trustees   |

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

|  |
|--|
|  |
|--|

## Section C Objectives and activities

### Summary of the objects of the charity set out in its governing document

ALMSHOUSES FOR POOR SPINSTERS OR WIDOWS WHO WERE BORN IN THE PARISH OF TITCHMARSH OR ARE RESIDENT IN THE SAID PARISH AT THE TIME OF APPOINTMENT. FAILING THAT, APPLICATIONS FROM ALDWINCLE, CLOPTON, PILTON, STOKE DOYLE, ACHURCH, THORPE AND WADENHOE MAY BE CONSIDERED.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

Provision of accommodation as set out in the Governing instrument. Trustees ensure all properties are well maintained and offer quality accommodation, and are subject to routine maintenance throughout the year.

All trustees have been issued with and have noted the Trustees guidance on public benefit as issued by the Charity Commission.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

Listed building consent and discharge of planning conditions was finally obtained in January 2025 to replace the staircase at 33 as this was identified as a H&S risk, by the Trust Board. Works to replace the staircase at 33 were completed in February 2025 together with other associated works to prepare the property ready for occupancy Spring 2025.

Stonework project to re-point the external front face of 35-41 was completed in 24/25

Provision of accommodation within the village as set out in the Governing instrument criteria

**PROVIDING ACCOMMODATION TO NEEDY SPINISTERS AND WIDOWS WITHIN THE PARISH**

Ongoing review of condition of properties to ensure they always remain in a satisfactory condition for the benefit of the occupiers. The Trustees next project will be to look at the windows and doors to all cottages to ascertain their economic life span, and decide if a whole window and door replacement project should take place, this will be subject to the usual LBC from the Local Authority. To address recommendations for the recent EPC checks carried out and determine if recommendations are feasible taking into account the Grade II listing of the cottages.

## Section E

## Financial review

### Brief statement of the charity's policy on reserves

A reserve policy is not in place; however, the Trust Board have access to a minimum sum of £50K cash at any given time, the sum available can frequently be in excess of this amount. If major expenses are anticipated the Trust Board receive an investment income of approximately £24K per annum with an annual rental income of approximately £33K per annum

### Details of any funds materially in deficit

n/a

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

## Section F

## Other optional information

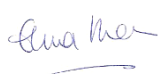
## Section G

## Declaration

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

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

Emma Michelle Morehen

Position (eg Secretary, Chair, etc)

Secretary

Date

14 October 2025

# TRUSTEES OF PICKERING BYRDS CHARITY

## INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 AUGUST 2025

| Receipts                | 2025               | 2024              | Payments   | 2025               | 2024              |
|-------------------------|--------------------|-------------------|--|--------------------|-------------------|
| Rent                    | £35,892.74         | £33,660.84        | Administration                                   | £355.00            | £277.00           |
| Transfer from Rathbones | £93,000.00         |                   | Maintenance                                      | £13,946.35         | £34,496.24        |
|                         |                    |                   | Water charges                                    | £835.32            | £745.52           |
|                         |                    |                   | Insurance  | £1,499.32          | £1,416.90         |
|                         |                    |                   | Grass cutting                                    | £840.00            | £920.00           |
|                         |                    |                   | Transfer to Rathbones                            | -                  | -                 |
|                         |                    |                   | Membership                                       | £353.00            | £343.00           |
|                         |                    |                   | Gas charges                                      | £4,710.72          | £5,152.82         |
|                         |                    |                   | Council tax                                      | £1,815.10          | £2,713.58         |
|                         |                    |                   | Clerk salary & HMRC costs                        | £4,345.00          | £3,669.40         |
|                         |                    |                   | Electricity charges                              | £233.03            | £301.85           |
|                         |                    |                   | Stonework project & Associated costs             | £89,955.00         | £1,110.00         |
|                         |                    |                   | Refurbishment costs associated with 33 Islington | £1,2269.64         | £4,936.74         |
|                         |                    |                   |  |                    |                   |
| <b>Total receipts</b>   | <b>£128,892.74</b> | <b>£33,660.84</b> |  | <b>£131,157.48</b> | <b>£56,083.05</b> |

## **Independent Examiner's Report**

**to the**

### **Trustees of Pickering Byrds Trust**

I report on the accounts for the year ended 31<sup>st</sup> August 2025, which are set out on the attached pages.

#### **Respective responsibilities of the Trustees and Independent Examiner**

As trustees of the charity, the members of Pickering Byrds Trust are responsible for the preparation of the accounts. They 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;
- follow the procedures laid down in the General Directions given by the Charity Commissioners section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

#### **Basis of Independent Examiner's Statement**

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 the management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

#### **Independent Examiner's Statement**

In connection with my examination, no matters have come to my attention

1. which give me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with s.130 of the 2011 Act; or
- to prepare accounts which accord with these accounting records have not been met; or

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

Certified by:

*H Rawlings*

Hannah Rawlings

Nene Valley Accountancy Services Ltd

17<sup>th</sup> September 2025



Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name

Trustees of Pickering Byrds Charity

On accounts for the year  
ended

31/08/2025

Charity no  
(if any)

202223

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 08 / 2025

Responsibilities and  
basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent  
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

*\* Please delete the words in the brackets if they do not apply.*

Signed:

Date:

16/9/25

Name:

HANNAH RAWLINGS

Relevant professional  
qualification(s) or body  
(if any):

AAT

Address:

NEWE VALLEY ACCOUNTANCY

36 GOSS COURT, HIGH STREET

THRAPSTON, NN14 4JH



Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

Nothing of concern to note.