

REGISTERED CHARITY NUMBER: 239036

Report of the Trustees and
Financial Statements
for the Year Ended 30 June 2025
for
John Burrill Almshouses Charity

Reference and Administration Details

Charity Name: John Burrill Almshouses

Charity Registration Number: 239036

Principal Office

33 Westminster Road, York

Current Trustees

Annette Charlton Appointed 12/5/ 2025

Stephen Crowther Appointed 12/5/2025

Rupert Dewhirst Appointed 14/8/2023

Patrick Lindon Appointed 12/5/2025

Neil Mcilveen Appointed 12/3/2025

Ronald Pearson

Bryan Wood Appointed 12/5/2025

During 2024-25 financial year Sarah Wass and Andrew Batterton were also a Trustee.

Trustees' Annual Report for the year ended 30 June 2025

Our structure, governance and management

John Burrill Almshouses continues to provide housing for the elderly in need in line with the will of John Burrill dated 7th July 1924 where he left monies to erect Almshouses to provide housing for the “old residents of the City of York who are over 60 years old” .

The governance of the charity evolved significantly during the year. Sarah Wass stepped down as a Trustee after many years of involvement and support. Stephen Crowther joined in an advisory capacity then became a full Trustee, bringing with him his knowledge and experience from working in the supported housing sector for many years. Unfortunately, Andrew Batterton was unable to attend meetings due to other time pressures.

Significant effort was made to recruit additional new Trustees. In May 2025 a further four new Trustees were formally appointed, all of whom were local to the Almshouses and living within a short walk. They brought a variety of invaluable experience and showed an enthusiasm to get ‘stuck in’ to the many practical issues facing the charity. Not least among these was the limited capacity of the clerks / property managers to provide the support needed to effectively manage the ongoing and future challenges that were faced by the charity.

The Trustees met formally several times during the year, including to address and progress specific property related issues.

Objectives and activities

The main activity undertaken by the charity to further its charitable purposes for the public benefit is the provision of 7 charitable residences across its Almshouse facilities. This provision is available for the “old residents of the City of York who are over 60 years old” who are “aged or inform persons who would otherwise be dependent on parochial relief”

The charity has complied with the duty in section 4 of the 2006 Act to have due regard to guidance on public benefit published by the Commission.

Achievements and performance

The Almshouses had almost full occupancy for the year. One resident departed before the start of the year but a new resident moved in during July 2024.

There were no significant renovations during the year. Instead, the new Trustees were encouraged to take stock of the variety of issues that required their attention, the financial challenges these presented and began a process of prioritising the actions required.

Financial Review

The attached financial statements have been prepared on a receipts and payments basis. They have been subjected to independent review.

John Burrill Almshouses did not have a reserves policy for the year to which the financial statements relate but has developed one since then.

An undertaking was made to the new Trustees to develop and implement a range of stronger financial governance arrangements during the following financial year.

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

Signed on behalf of the charity's trustees:

Signature 

Full Name: RUPERT DEWHURST

Position: CHAIRMAN

Date: 13/4/20

Signature 

Full Name: NEIL EDWARD MCILVEEN

Position: Trustee

Date: 13 / April / 2026.

John Burrill Almshouses

Charity Number: 239036

Independent Examiners Report to the trustees of John Burrill Almshouses

For the year ended 30 June 2025

I report to the trustees on my examination of the accounts of the charity for the year ended 30 June 2025 which are set out on pages 6-7.

As the charity trustees of John Burrill Almshouses, 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 charity’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.

I have completed my examination. I confirm that no material matters have come to my attention 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.

James Clarkson

10 Mar 2026

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Date:.....

James Clarkson ACCA
Clarksons Accountants
Thornborough Hall
Leyburn DL8 5AB

John Burrill Almshouses

Charity Number:239036

Receipts and Payments Accounts for the year ended 30 June 2025

Receipts and Payments

Receipts

Residents Contributions	£32,347.10
Bank interest	£2,197.45
M&G income	£6,371.15
Other	£0.00
Total	£40,915.70

Payments

Audit & Accountancy	£385.56
Bank Charges	£60.00
Electricity	£595.45
Fire and safety inspections	£350.00
General repairs	£212.18
Grounds maintenance	£3,618.00
GSC and service	£396.84
Insurance - buildings	£1,309.25
Internal decoration	£20.00
Legal/statutory	£388.00
Management services	£6,132.01
Monitoring	£110.88
Pest Control	£84.00
Plumbing and heating	£5,466.78
Postage, freight and courier	£3.05
Rates	£130.16
Repairs and maintenance	£604.89
TV license	£7.50
Water	£1,645.30
Total	£21,519.85

Net income for the year **£19,395.85**

John Burrill Almshouses

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Statement of assets and liabilities at the end of the period

Assets

Assets

CAF Bank Cash a/c	£1,988.02
CAF Gold a/c	£91,751.89
Lloyds a/c	£28,645.90
M&G shares	£150,343.68
	£272,729.49

Bank Balance Movements

	Opening	Closing	Increase
CAF Bank Cash a/c	£4,040.00	£1,988.02	-£2,052.20
CAF Gold a/c	£81,483.48	£91,751.89	£10,268.41
Lloyds a/c	£17,466.26	£28,645.90	£11,179.64
			£19,395.85

Summary

Income	£40,915.70
Expenditure	£21,519.85
Balance	£19,395.85

Signed on behalf of the charity's trustees:

Signature 

Full Name: RUPERT DEWHURST

Position: CHAIRMAN

Date: 13/4/26

Signature 

Full Name: NEIL EDWARD MCILVEEN

Position: Trustee

Date: 13 / April / 2026.