



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Trustees' Annual Report for the period

**From 1st January 2025 (Period start date) to 31st December 2025
(Period end date)**

Charity name: Robert Cocks Almshouse CIO

Charity registration number: 1211629

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The almshouses belong to the charity and the property occupied therewith shall be appropriated and used for the accommodation of residents in conformity with the provisions of the 1985 scheme. The residents shall be poor persons of good character of not less than 55 years of age who are inhabitants of the parish of Old Buckenham with a preference for those born in the said parish.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The Trust (206796) is in the process of transferring the freehold property to the CIO and is in the name of the Official Custodian for Charities comprising land and a Victorian terrace of ten one-bedroomed Almshouses at Old Buckenham, Norfolk.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The CIO has had regard to the guidance issued by the Charity Commission on public benefit

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	

Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The CIO has provided well-maintained accommodation to those people who are not in a financial position to remain in the parish of Old Buckenham. When a vacancy has arisen the CIO has worked hard to ensure that the property is refurbished and modernised for the new resident. This has always been done in a very efficient and organised manner with a vacancy being filled quickly.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

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Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The financial position of the CIO is strong, with high values held in reserves. It applied for and received an interest-free loan of £50,000 from the Almshouses Association. These monies were spent on the roof project which cost around £177,809.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	These monies are held for the ongoing maintenance of the buildings
Amount of reserves held	Para 1.22	£60,094
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	No Concerns.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

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Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	The charity is constituted as a CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Every co-optative trustee must be appointed for a term of 5 years. Each nominative trustee shall be appointed for 4 years.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Robert Cocks Almshouses CIO
Other name the charity uses	
Registered charity number	1211629
Charity's principal address	The Almshouses, Hargham Road, Old Buckenham, Attleborough, Norfolk NR17 1SH

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	Christine North	Chair		
2	Lesley Gowers	Secretary		
3	Terri Hammond	Treasurer		
4	Martin Hall			
5	Stephen Thorley			
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)		
Type of adviser	Name	Address
Name of chief executive or names of senior staff members (Optional information)		

Exemptions from disclosure

Reason for non-disclosure of key personnel details

Mrs Christine North is exempt from public disclosure of personal data under Article 21 of GDPR as confirmed in a letter from the Charity Commission dated 9th March 2020, Charity Commission Reference C-514787.

Other optional information

Declarations

The trustees declare that they have approved the trustees' report above.		
Signed on behalf of the charity's trustees		
Signature(s)	<i>L. C. Gowers</i>	
Full name(s)	Lesley Gowers	
Position (eg Secretary, Chair, etc)	Secretary	
Date	26 th August 2026	

ROBERT COCKS ALMSHOUSE CIO

BALANCE SHEET

FOR THE YEAR ENDED 31 DECEMBER 2025

2025

£

CURRENT ASSETS

Cash and Bank Balances

Community Account - 70095591	3,324
CO-OP Account	101,435
General Account - 20272795	5,300
Roof Account - 03608239	35

TOTAL CURRENT ASSETS	110,094
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CURRENT LIABILITIES

Almshouse Loan	50,000
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TOTAL CURRENT LIABILITIES	50,000
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NET ASSETS	60,094
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FUNDS OF THE CHARITY CONSISTS OF

Income Account

Balance Transfer from Robert Cocks Almshouse Trust	141,738
Shares Held	84,406
Surplus / (Deficit) in year	-166,049
Balance carried forward at 31 December	60,094

TOTAL FUNDS	60,094
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Signature SARAH G DYE

Print Name SARAH G DYE

Date 06/07/2026.

Signature CENORTH

Print Name CHRISTINE E. NORTH

Date 22/07/2026

ROBERT COCKS ALMSHOUSE CIO

INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2025

	Actual to Date	Full Year Budget	Variance
INCOME			
Resident Receipts Receivable	£47,154.60	£47,154.60	£0.00
Less Voids	-£3,361.24	-£4,715.46	£1,354.22
Actual Receipts Received	£43,793.36	£42,439.14	£1,354.22
Interest on Investments	£12,047.59	£2,500.00	£9,547.59
Bank Deposit Interest	£1,044.73	£500.00	£544.73
Miscellaneous Income/Donations	£1,452.57	£1,100.00	£352.57
TOTAL INCOME	£58,338.25	£46,539.14	£11,799.11
EXPENDITURE			
General Expenditure			
General Repairs and Maintenance	-£5,049.22	-£10,000.00	£4,950.78
Void Works	-£4,409.27	-£10,000.00	£5,590.73
Gardening	-£217.50	-£700.00	£482.50
Cleaning	-£696.00	-£450.00	-£246.00
Water	-£962.48	-£900.00	-£62.48
Health & Safety	-£342.00	-£1,000.00	£658.00
Insurance Premium	£0.00	-£1,000.00	£1,000.00
Life line	-£399.26	-£700.00	£300.74
Fire Safety	-£268.85	-£600.00	£331.15
Association Fees	-£365.00	-£360.00	-£5.00
Training/Trustee Costs	-£78.25	-£350.00	£271.75
Meeting Expenses	-£223.00	-£150.00	-£73.00
TV Licence	£0.00	-£55.00	£55.00
Christmas box & Honorarium to Almspeople	-£1,600.00	-£1,500.00	-£100.00
Sundry Expenses	-£6,256.24	-£6,500.00	£243.76
Loan Repayments	£0.00	-£2,625.00	£2,625.00
	-£20,867.07	-£36,890.00	£16,022.93
Major Works			
Roof, Chimneys, Leadwork	-£177,809.94	-£164,000.00	-£13,809.94
Driveway Replacement	£0.00	-£15,000.00	£15,000.00
	-£177,809.94	-£179,000.00	£1,190.06
Cyclical Works			
Decoration	-£4,350.00	-£7,500.00	£3,150.00
Carpets	-£1,885.00	-£5,000.00	£3,115.00
Kitchens	-£8,500.00	-£8,500.00	£0.00
Heating	-£10,975.00	-£6,000.00	-£4,975.00
	-£25,710.00	-£27,000.00	£1,290.00
TOTAL EXPENDITURE	-£224,387.01	-£242,890.00	£18,502.99
INCOME LESS EXPENDITURE	-£166,048.76	-£196,350.86	£30,302.10
BANK			
Community Account - 70095591	£3,324.06		
General Account - 20272795 + Co-Op	£106,734.60		
Roof Account - 03608239	£35.35		
Loan Held with Almshouses	£0.00		
TOTAL BANK BALANCE	£110,094.01	£29,789.92	£80,304.09

Signature Sarah G. Dye
Print Name SARAH G. DYE
Date 06/07/2026

Signature C. North
Print Name CHRISTINE E. NORTH
Date 22/07/2026



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
Robert Cocks Almshouse CIO

**On accounts for the year
ended**

31 December 2025

**Charity no
(if any)**

1211629

Set out on pages

1 - 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2025.

**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:

06/07/2026

Name:

Sarah G Dye

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

Chartered Accountant - ACA

Address:

Grove House, Grove Road, Old Buckenham, Attleborough NR17 1PJ