

COOKE'S ALMSHOUSE CHARITY

England & Wales · Charity number 203831

Details

Other names	COOKE'S ALMSHOUSES
Status	Registered
Legal form	Other
Registered	1962-03-07
Register	View on the Charity Commission register

Contact

Address	Cookes Almshouses Westways Charlynch Rd Spaxton Bridgwater Somerset TA5 1BS
Phone	01278671874
Email	EDWARDBIRD59@GMAIL.COM

Activities

Objects: ALMSHOUSES FOR POOR PERSONS RESIDENT IN THE ANCIENT PARISH OF SPAXTON, SOMERSET.

Activities: To supply economic Housing for local people.

Classification

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

Geography

- **Area of benefit:** ANCIENT PARISH OF SPAXTON
- Somerset

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-24	£18,753	£7,522	-	-
2024-06-24	£17,762	£8,512	-	-
2023-06-24	£9,600	£7,152	-	-
2022-06-24	£14,307	£9,457	-	-
2021-06-24	£37,203	£6,315	-	-

Trustees

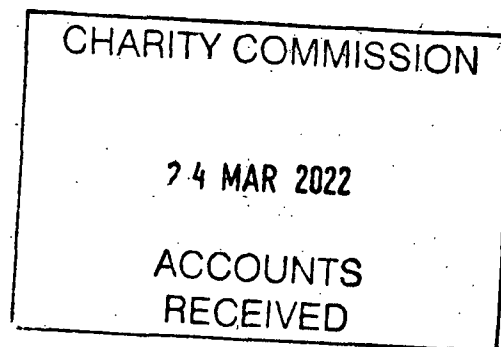
Name	Role	Appointed
MR DAVID JEANES	Chair	
Dr Joshua Schwieso		2022-11-09
JANE FEAR		
Janet Cohen		2022-11-09
John Mann		2022-11-09
Judith Harvey		2022-11-09
Mike Hodgson		2022-11-09
Rev Eleanor King		2022-11-09
Vicky Hemming		2022-11-09
Will Franzer		2022-11-09

COOKE'S ALMSHOUSE CHARITY

England & Wales - Charity number 203831

Accounts

COOKE'S ALMSHOUSE CHARITY
REGISTERED CHARITY NO. 203831
HOMES AND COMMUNITIES AGENCY NO. A3647
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 24 JUNE 2021



**COOKE'S ALMSHOUSE CHARITY
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 24 JUNE 2021**

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CHARITY NAME

COOKE'S ALMSHOUSE CHARITY

CHARITY REGISTRATION NUMBER

203831

GOVERNING INSTRUMENT

The charity is governed by a Scheme of Regulation, under the Charities Act 1993, dated 20 March 1959.

PRINCIPAL ADDRESS

Cooke's Cottages
Splatt Lane
Spaxton
Bridgwater
TA5 1DJ

CONTACT

Mr E Bird
Westways
Charlynch Road
Spaxton
Bridgwater
TA5 1BJ

BANKERS

Baclays Bank Plc
16 High Street
Bridgwater
TA6 3DX

TRUSTEES

Mr R A Dare (Vice Chair Person)
Mr W Fanzer
Mrs J Harvey
Miss J Fear

Mr F D Jeanes (Chair Person)
Dr J Schweizo
Mrs E King (Rector – Nether Stowey)

The Trust is administered by the Trustees.

RISK MANAGEMENT

The major risks to which the charity is exposed, as identified by the trustees, have been reviewed and systems have been established to mitigate these risks.

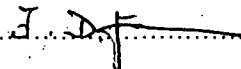
RESERVES

The Trustees' policy on reserves is to ensure that there are sufficient free funds available, after meeting commitments and covering planned expenditure, in order to provide for planned improvements or unexpected repair costs in the future.

SUMMARY OF MAIN ACTIVITIES AND ACHIEVEMENTS

Main activities have been to administer and manage the charity and the charity's property in accordance with the Trust Deed. The almshouses have been occupied throughout the year, and the buildings have been maintained and insured as appropriate. Investments have been monitored.

SIGNED ON BEHALF OF THE TRUSTEES:

SIGNED 

SIGNED 

Date 17-11-21

Laws applicable to Registered Social Landlords and charities in England and Wales require the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose, with reasonable accuracy the financial position of the charity and which enable them to both ascertain the financial position of the charity and to ensure that the financial statements comply with applicable law, regulations and the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

I report on the accounts of the charity for the year ended 24 June 2021, which are set out on pages 4 to 10.

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);
- 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 Commissioner. 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 trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full 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 the course of my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that, in any material respect, the trustees have not met the requirements to ensure that:
 - proper accounting records are kept (in accordance with s130 of the 2011 Act); and
 - accounts are prepared which agree with the accounting records and comply with the accounting requirements of the 2011 Act; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Thomas Westcott

THOMAS WESTCOTT
CHARTERED ACCOUNTANTS
80 OXFORD STREET
BURNHAM-ON-SEA
TA8 1EF

7.12.21

**COOKE'S ALMSHOUSE CHARITY
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 24 JUNE 2021**

PAGE 4

	Note	2021		2020	
		£	£	£	£
TURNOVER	1(b)				
Income					
Maintenance contributions from residents			11,335		9,600
Sedgemoor district council grant			20,000		-
OPERATING COSTS					
Services		2,878		2,139	
Management		2,413		2,350	
Maintenance		19,240		2,929	
Bat Survey		6,357	(30,888)	510	(7,298)
			447		1,672
Interest receivable and other income	4		5,868		6,628
(Deficit)/Surplus on ordinary activities before taxation			6,315		8,300
Taxation on surplus on ordinary activities	5		-		-
(DEFICIT)/SURPLUS FOR THE YEAR			<u>6,315</u>		<u>8,300</u>
MOVEMENT ON RESERVES					
Balance brought forward			112,842		104,542
(Deficit)/Surplus for the year			6,315		8,300
			<u>119,157</u>		<u>112,842</u>

Cooke's Almshouse Charity has not acquired or discontinued any fundamental activities during the above two financial years.

The Charity has no recognised gains or losses other than those included in the above Income and Expenditure account. Therefore, no separate statement of total recognised gains or losses is included.

Jane Law

TRUSTEE

J. D. F.

TRUSTEE

**COOKE'S ALMSHOUSE CHARITY
BALANCE SHEET
AT 24 JUNE 2021**

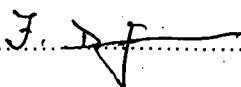
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	Note	2021		2020	
		£	£	£	£
FIXED ASSETS					
Housing properties (freehold) - Cost	6		240,389		240,389
Less Social Housing Grant	6		(114,365)		(114,365)
			<u>126,024</u>		<u>126,024</u>
CURRENT ASSETS					
Investments	7	108,315		102,447	
Cash at bank and in hand		7,151		6,986	
		<u>115,466</u>		<u>109,433</u>	
CURRENT LIABILITIES					
CREDITORS:					
Amounts falling due within one year	8	(1,200)		(1,482)	
NET CURRENT ASSETS			<u>114,266</u>		<u>107,951</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>240,290</u>		<u>233,975</u>
CAPITAL AND RESERVES					
Designated reserves	9		121,133		121,133
Income and Expenditure account	page 4		119,157		112,842
			<u>240,290</u>		<u>233,975</u>

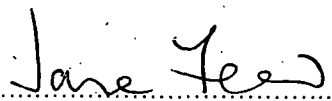
These financial statements were approved by the Trustees on behalf by:-

17/11/21

and signed on their



TRUSTEE



TRUSTEE

1. PRINCIPAL ACCOUNTING POLICIES

Cooke's Almshouse Charity is a registered social landlord registered with the Homes and Communities Agency under schedule 11 of the Housing Act 2004.

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom and Accounting and Reporting by Charities Statement of Recommended Practice (SORP) (Revised 2005). A summary of the more important accounting policies is set out below.

a. Basis of Accounting

The financial statements are prepared on the historical cost basis of accounting.

b. Turnover

Turnover represents maintenance contributions receivable.

c. Housing Properties (freehold)

There is no record of the original cost of Cooke's Almshouse. The housing properties are included at an amount which, in the view of the trustees, is not more than the net book value of the properties which, at the balance sheet date, were insured at £528,077.

As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, depreciation is not provided.

d. Social Housing Grant

Social Housing Grant (SHG) was paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of housing properties on the balance sheet. SHG is repayable under certain circumstances, primarily following the sale of a property, but will normally be restricted to net proceeds of sale.

e. Extraordinary Repairs

Costs of extraordinary repairs, unless representing improvements to the properties, are charged to the income and expenditure account in the year in which they are incurred.

f. Extraordinary Repairs Reserve

This reserve represents amounts set aside to carry out major repairs on housing properties.

g. Charitable Fund Property Reserve

This reserve represents that proportion of the cost of properties which was financed by charitable donations and the Charity's own resources.

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

h. Value Added Tax

Cooke's Almshouse Charity is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

i. Cash Flow Statement

Under Financial Reporting Standard No.1 (revised 1996), the Charity is not required to produce a Cash Flow Statement.

2. OFFICERS' AND SENIOR EXECUTIVES' EMOLUMENTS

The officers and senior executives are defined as the Trustees and the Clerk to the Trustees.

None of the Trustees received any emoluments. The emoluments of the Clerk to the Trustees, who was also the highest paid officer, were as follows:-

	2021	2020
	£	£
Emoluments	<u>2,413</u>	<u>2,350</u>

The number of officers and senior executives, including the highest paid officer, who received emoluments in the following ranges were -

	No.	No.
£1,001 - £2,000	<u>1</u>	<u>1</u>

The total expenses reimbursed to the officers and senior executives, not chargeable to United Kingdom Tax was:-

	£	£
	<u>-</u>	<u>-</u>

3. EMPLOYEE INFORMATION

The average weekly number of persons (including the Clerk to the Trustees) employed during the year was -

	No.	No.
Office staff	<u>1</u>	<u>1</u>

Staff costs (for the above person)
 Wages and salaries

	£	£
	<u>2,413</u>	<u>2,350</u>

4. INTEREST RECEIVABLE AND OTHER INCOME

	2021	2020
	£	£
Investment Income - accumulation units	5,868	6,628

5. TAXATION

Cooke's Almshouse Charity is a registered charity, and is therefore exempt from liability to taxation on its income and capital gains.

6. FIXED ASSETS

HOUSING PROPERTIES (FREEHOLD)

See Note 1c

Valuation:

At 25 June 2020 and 24 June 2021 240,389

Less:

SOCIAL HOUSING GRANT

At 25 June 2020 and 24 June 2021 114,365

NET BOOK VALUE

At 25 June 2020 and 24 June 2021 126,024

7. CURRENT ASSETS

	2021	2020
	£	£
INVESTMENTS		
Cost or Base Cost:		
At 25 June 2020	102,447	95,819
Capitalised income	5,868	6,628
	<u>108,315</u>	<u>102,447</u>

The Investments comprise the following:-

1352	NAACIF Accumulation Shares	79,874	75,292
1384.99	Units Schroder's Charity Equity Fund (Accum.)	11,581	11,034
1604.93	Units Schroder's Charity Equity Fund (Accum.)	11,180	10,546
7713.51	Units Schroder's Income Trust for Charities (Accum.)	5,680	5,575
		<u>108,315</u>	<u>102,447</u>
	Total of listed investments	<u>108,315</u>	<u>102,447</u>
	Market Value of listed investments at 24 June 2021	<u>178,197</u>	<u>146,411</u>

8. CREDITORS:

	2021	2020
	£	£
Amounts falling due within one year		
Creditors and accruals	<u>1,200</u>	<u>1,482</u>

9. DESIGNATED RESERVES

	Total	Extraordinary Repairs Reserve	Charitable Fund Property Reserve
	£	£	£
Balance at 25 June 2020	121,133	13,394	107,739
Extraordinary repairs	-	-	-
	<u>121,133</u>	<u>13,394</u>	<u>107,739</u>
Balance at 24 June 2021	<u>121,133</u>	<u>13,394</u>	<u>107,739</u>

10. CAPITAL COMMITMENTS

At 24 June 2021 there were no known capital commitments (2020 – Nil)

11. CONTINGENT LIABILITIES

At 24 June 2021 there were no known contingent liabilities (2020 - Nil).

12. ACCOMMODATION IN MANAGEMENT

Accommodation in management is comprised of 4 units (2020 - 4 units).

**COOKE'S ALMSHOUSE CHARITY
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 24 JUNE 2021**

NOT FOR PUBLICATION

SUPPLEMENTARY STATEMENT PREPARED FOR THE BENEFIT OF THE TRUSTEES

	2021		2020	
	£	£	£	£
INCOME				
Maintenance contributions		11,335		9,600
Sedgemoor district council grant		20,000		
Investment income:				
Schroders distributions	1,286		1,658	
NAACIF distributions	4,582	5,868	4,970	6,628
		<u>37,203</u>		<u>16,228</u>
EXPENDITURE				
Heat and light	328		185	
Piper lifeline	280		297	
Insurance	928		617	
General repairs and garden maintenance	19,240		2,929	
Clerk's fee	2,413		2,350	
Accountancy fees	600		600	
Subscriptions	742		440	
Bat Survey	6,357		510	
		<u>30,888</u>		<u>7,928</u>
SURPLUS FOR THE YEAR		<u>6,315</u>		<u>8,300</u>