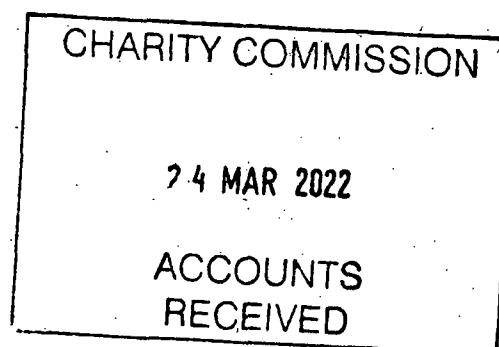


**COOKE'S ALMSHOUSE CHARITY**  
**REGISTERED CHARITY NO. 203831**  
**HOMES AND COMMUNITIES AGENCY NO. A3647**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 24 JUNE 2021**



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

---

**INDEX**

	<b>PAGE</b>
Trustees' Report	1
Statement of Trustees' Responsibilities	2
Independent Examiner's Report	3
Income and Expenditure Account	4
Balance Sheet	5
Notes to the Financial Statements	6 - 10

**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**

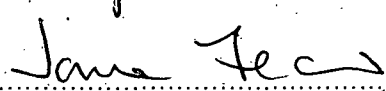
The Trustees' policy on reserves is to ensure that there are sufficient free funds available, after meeting commitments and covering planned expenditure, in order to provide for planned improvements or unexpected repair costs in the future.

**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**

		2021		2020	
	Note	£	£	£	£
<b>TURNOVER</b>	1(b)				
<b>Income</b>					
Maintenance contributions from residents		11,335		9,600	
Sedgemoor district council grant		20,000		-	
<b>OPERATING COSTS</b>					
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	-		-	
<b>(DEFICIT)/SURPLUS FOR THE YEAR</b>		<u>6,315</u>		<u>8,300</u>	
<b>MOVEMENT ON RESERVES</b>					
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 Yew

TRUSTEE

J. Df

TRUSTEE

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

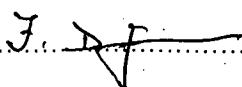
**PAGE 5**

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

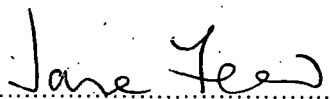
These financial statements were approved by the Trustees on  
behalf by:-

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	2,413	2,350

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	1	1

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

	£	£
	-	-

## 3. EMPLOYEE INFORMATION

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

	No.	No.
Office staff	1	1

Staff costs (for the above person)  
Wages and salaries

	£	£
	2,413	2,350

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>
Balance at 24 June 2021	<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	
	£	£	£	£
<b>INCOME</b>				
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
		37,203		16,228
<b>EXPENDITURE</b>				
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	
		30,888		7,928
<b>SURPLUS FOR THE YEAR</b>		6,315		8,300