

# ROBERT COCKS ALMSHOUSE CHARITY

England & Wales · Charity number 206796

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1962-09-22

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Semere  
Church Lane  
Old Buckenham  
Attleborough  
Norfolk  
NR17 1RP

**Phone** 07900 247764

**Email** [lesley.gowers@rcah.gov.uk](mailto:lesley.gowers@rcah.gov.uk)

## Activities

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**Objects:** TO PROVIDE ALMSHOUSES FOR 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 TO THOSE BORN IN THE SAID PARISH. FOR FULL DETAILS SEE CLAUSES 22-42 OF SCHEME.

**Activities:** PROVISION OF LOW COST ACCOMMODATION FOR ELDERLY VILLAGE RESIDENTS

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

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- **Area of benefit:** OLD BUCKENHAM
- Norfolk

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£48,288	£44,470	-	-
2023-12-31	£47,840	£26,148	-	-
2022-12-31	£44,039	£23,014	-	-
2021-12-31	£51,558	£70,476	-	-
2020-12-31	£49,972	£18,400	-	-

## Trustees

Name	Role	Appointed
Lesley Gowers		2023-09-01
MARTIN HALL		2013-11-28
Stephen Thorley		2022-12-06
Terri Hammond		2023-11-28

**ROBERT COCKS ALMSHOUSE CHARITY**

England & Wales - Charity number 206796

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# Accounts

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**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

From 1<sup>st</sup> January 2024 (Period start date) to 31<sup>st</sup> December 2024  
(Period end date)

Charity name: **Robert Cocks Almshouse Trust**

Charity registration number: **206796**

## 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 owns freehold property 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	Trustees have 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 Trust 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 trustees have 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 trust is strong, with high values held in reserves. This money is required for a large roof project. The trust also has a 30 year financial plan ensuring the almshouses maintain their objectives into the future.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	For the roof project that will cost around £165,000
Amount of reserves held	Para 1.22	£226,000
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		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Unincorporated Trust Deed
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	The charity is constituted as an unincorporated trust.
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 Trust
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Other name the charity uses	
Registered charity number	206796
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)	Name of person (or body) entitled to appoint trustee (if any)
1	Christine North	Chair	
2	Lesley Gowers	Secretary	
3	Terri Hammond	Treasurer	
4.	Pauline Dixon	Assistant Treasurer	
5	Martin Hall		
6	Stephen Thorley		
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20			

Corporate trustees – names of the directors at the date the report was approved

Director name	



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### 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 9<sup>th</sup> March 2020, Charity Commission Reference C-514787.

### Other optional information

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### 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	13 <sup>th</sup> August 2025	

THE ROBERT COCKS ALMHOUSES TRUST, OLD BUCKENHAM

BALANCE SHEET  
FOR THE YEAR ENDED 31 DECEMBER 2024

	2024	2023
	£	£

INVESTMENTS

**Income Shares (see note 1)**

Shares at Cost	34,141	34,141
Prior Year unrealised revaluation	47,528	46,155
Current Year unrealised revaluation	2,737	1,373
<b>Market Value at 31 December</b>	<b>84,406</b>	<b>81,669</b>

CURRENT ASSETS

**Cash and Bank Balances**

Community Account - 70095591	30,030	27,535
General Account - 20272795	710	621
Roof Account* 03608239	110,995	109,761
Virgin Money Charly Deposit Acc - 15035y-24422	2	2
<b>TOTAL CURRENT ASSETS</b>	<b>141,737</b>	<b>137,919</b>

CURRENT LIABILITIES

Creditors and Provisions

<b>TOTAL CURRENT LIABILITIES</b>	<b>0</b>	<b>0</b>
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NET ASSETS

	<u>226,143</u>	<u>219,588</u>
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FUNDS OF THE CHARITY CONSISTS OF

**Capital Fund (represented by investments)**

Balance brought forward 1 January	81,669	80,296
Add unrealised Investment Revaluation	2,737	1,373
Balance carried forward at 31 December	<u>84,406</u>	<u>81,669</u>

**Income Account**

Balance brought forward at 1 January	137,919	116,227
Surplus / (Deficit) in year	3,818	21,692
Balance carried forward at 31 December	<u>141,738</u>	<u>137,919</u>

TOTAL FUNDS

	<u>226,143</u>	<u>219,588</u>
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Signature *Billie De*

Print Name SARAH G. DYE

Date 08/07/2025

Signature *CON on Mh*

Print Name CHRISTINE E. NORRIS

Date 27/07/2025

THE ROBERT COOKS ALMHOUSES TRUST, OLD BUCKENHAM  
 INCOME AND EXPENDITURE ACCOUNT  
 FOR THE YEAR ENDED 31 DECEMBER 2024

Actual Spend to Date

INCOME	
<b>Resident Receipts</b>	
Resident Receipts Receivable	£45,363.00
Less Voids	-£2,538.72
Actual Receipts Received	£42,824.28
<b>Other</b>	
Interest on Investments	£3,682.48
Bank Deposit Interest	£1,404.95
Miscellaneous Income/Donations	£376.55
	£5,463.98
	£5,463.98
<b>TOTAL INCOME</b>	<b>£48,288.26</b>

EXPENDITURE	
<b>General Expenditure</b>	
General Repairs and Maintenance	-£4,347.13
Gardening	-£660.00
Cleaning	-£440.00
Water	-£879.72
Health & Safety	-£40.00
Insurance Premium	-£926.53
Life line	-£671.73
Fire Safety	-£554.07
Association Fees	-£353.00
Training/Trustee Costs	-£340.02
Meeting Expenses	-£114.25
TV Licence	-£52.50
Christmas box & Honorarium to Almshousepeople	-£1,350.00
Sundry Expenses	-£1,101.90
Savings	£0.00
	-£11,830.85

<b>Major Works</b>	
Roof, Chimneys, Leadwork	£0.00
Rainwater goods	£0.00
Building Brickwork/Super Structure	£0.00
Window Maintenance	£0.00
Door Replacement	£0.00
Paving	£0.00
Driveway Replacement	£0.00
Garden walls, gates	£0.00
Sheds	-£19,232.54
	-£19,232.54
<b>Cyclical Works</b>	
Window Replacement	£0.00
Door Maintenance	£0.00
Decoration	-£1,210.00
Ceiling/Plaster	£0.00
Kitchens	£0.00
Bathrooms	£0.00
Electrical Installations	-£2,035.00
Heating	-£10,151.73
	-£13,406.73

<b>TOTAL EXPENDITURE</b>	<b>-£44,470.12</b>
<b>INCOME LESS EXPENDITURE</b>	<b>£3,818.14</b>
<b>BANK</b>	
Community Account - 70095591	£30,030.03
General Account - 20272795	£710.20
Roof Account - 03608239	£110,994.87
Shares as at 31st December 2024	£84,405.68
<b>TOTAL BANK BALANCE</b>	<b>£226,140.78</b>

Signature *Sue L. A. Dye*  
 Print Name SARAH E. DYE  
 Date 08/07/2025  
 Signature *CON/MAH*  
 Print Name CHRISTINE E. NORTH  
 Date 27/07/2025



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
Robert Cocks Almshouse Charity (The Robert Cocks Almshouse Trust)

**On accounts for the year  
ended**

31 December 2024	<b>Charity no (if any)</b>	206976
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**Set out on pages**

1 AND 2	(remember to include the page numbers of additional sheets)
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I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024.

**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:**

08/07/2025

**Name:**

Sarah G Dye

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

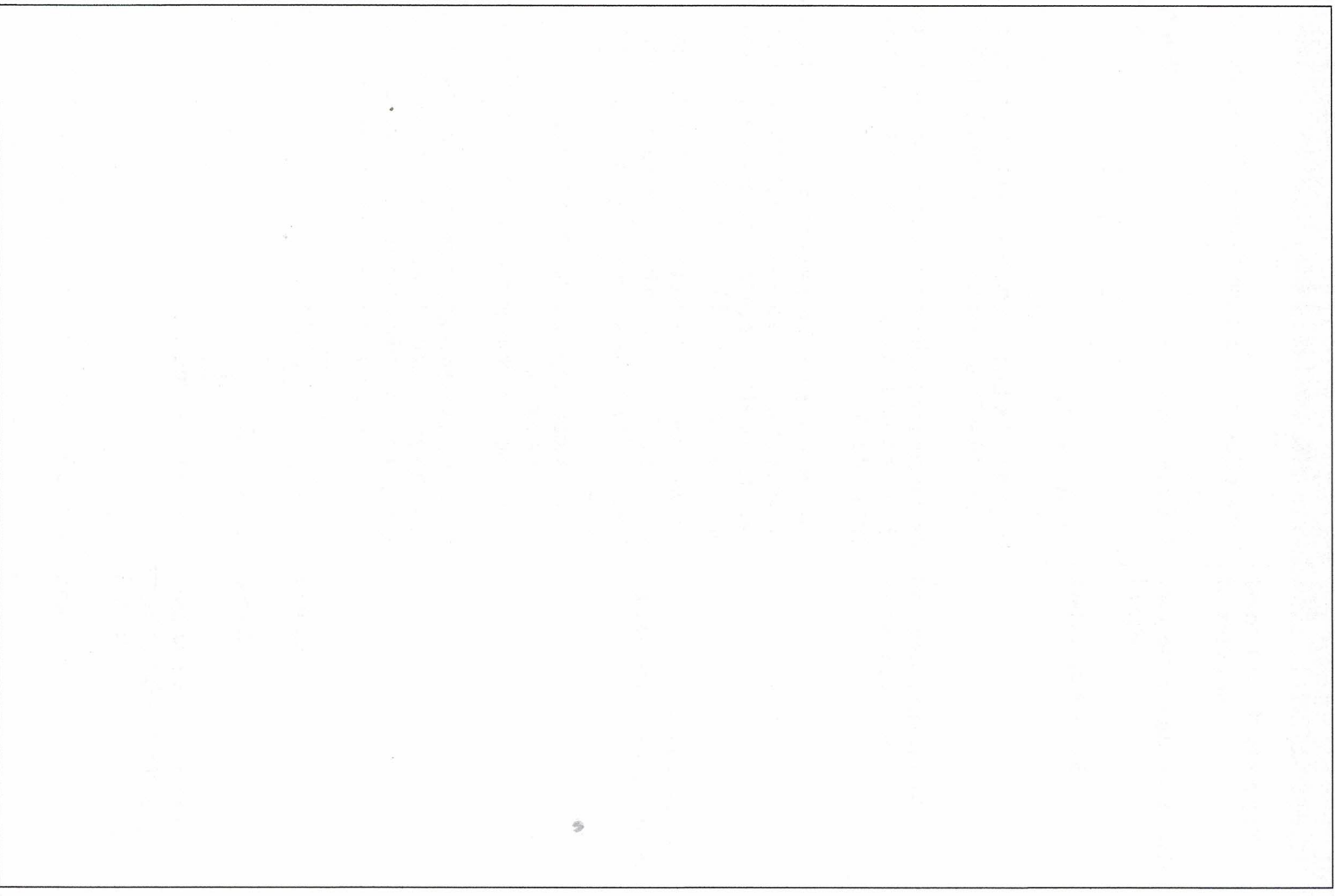
Chartered Accountant

**Address:**

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

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.**



**ROBERT COCKS ALMSHOUSE CHARITY**

England & Wales - Charity number 206796

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# Accounts

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**THE ROBERT COCKS ALMSHOUSE TRUST**

**FOR THE YEAR END**

**31st December 2023**

**THE ROBERT COCKS ALMHOUSES TRUST, OLD BUCKENHAM**

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

1 The Trust owns freehold property, in the name of the Official Custodian for Charities, comprising land and a terrace of ten, one bedroomed Almshouses at Old Buckenham Norfolk. This asset is not recognised on the balance sheet. The current insurance value of the freehold property is estimated at £1m

2 Investments held in the name of the Official Trustee for Charities:

**As at 31 December 2023**

90,925 income shares in M&G Charity Multi Asset Fund (market value £81,669)

**As at 31 December 2022**

90,925 income shares in National Association of Almshouses common investment fund (market value £80,296)

During 2023, there have been no changes to the number of shares we hold in the M&G Charity Multi Asset Fund. Markets have been starting to increase with interest rates rising. Dividend payments have increased and we continue to consider this portfolio a suitable haven for our capital.

3 The trust saw some change in trustees within 2023, this has brought a review in the structure and a look at policies and procedures. The Trust is looking to convert to a CIO within 2024. This will enable the roof project to commence in 2025, which would be a significant investment in the Alms houses.

4 The accounts have been prepared on a receipts and payments basis effective from 2012. This is in accordance with the charity commission guidance which states:  
"If your charity has a gross income of £250,000 or less and is not a company then you may be able to prepare receipts and payments accounts that provide a simple and flexible basis for accounts preparation"

We approve these accounts and confirm that we have made available all relevant records and information for their preparation

Mrs Sarah Dye  
Chartered ACA



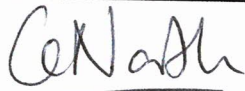
Honorary Independent Examiner

Mrs Terri Hammond



Trustee & Treasurer (CIMA)

Mrs Christine North



Trustee and Chair

**THE ROBERT COCKS ALMHOUSES TRUST, OLD BUCKENHAM**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2023**

	2023	2022
	£	£
<b>INCOME</b>		
Interest on Investments	3,455	3,182
Bank Deposit Interest	942	69
Resident Receipts	41,497	40,788
Miscellaneous Income/Donations	1,946	0
<b>TOTAL INCOME</b>	<b>47,840</b>	<b>44,039</b>
<b>EXPENDITURE</b>		
Repairs and Maintenance	20,910	15,495
Rates and Water Charges	798	708
Light & Heat	0	626
Insurance Premium	1,103	1,109
Life line	533	587
Fire Extinguishers	458	0
Association Fees	533	383
Accountancy Fees	0	0
TV Licensing	0	15
Christmas box & Honoraium to Almspeople	1,500	1,500
Sundry Expenses	314	2,591
Written off		
<b>TOTAL EXPENDITURE</b>	<b>26,148</b>	<b>23,014</b>
<b>NET INCOME/EXPENDITURE FOR THE YEAR</b>	<b>21,692</b>	<b>21,025</b>

THE ROBERT COCKS ALMHOUSES TRUST, OLD BUCKENHAM

BALANCE SHEET  
FOR THE YEAR ENDED 31 DECEMBER 2023

	2023	2022
	£	£
<b>INVESTMENTS</b>		
<b>Income Shares (see note 1)</b>		
Shares at Cost	34,141	34,141
Prior Year unrealised revaluation	46,155	35,752
Current Year unrealised revaluation	1,373	10,403
<b>Market Value at 31 December</b>	<u>81,669</u>	<u>80,296</u>
<b>CURRENT ASSETS</b>		
<b>Cash and Bank Balances</b>		
Community Account - 70095591	27,535	27,787
General Account - 20272795	621	6,706
Roof Account - 03608239	109,761	81,732
Virgin Money Charity Deposit Acc - 15035y-24422	2	2
<b>TOTAL CURRENT ASSETS</b>	<u>137,919</u>	<u>116,228</u>
<b>CURRENT LIABILITIES</b>		
Creditors and Provisions		
<b>TOTAL CURRENT LIABILITIES</b>	<u>0</u>	<u>0</u>
<b>NET ASSETS</b>	<u>219,588</u>	<u>196,524</u>

FUNDS OF THE CHARITY CONSISTS OF

**Capital Fund (represented by investments)**

Balance brought forward 1 January	80,296	69,893
Add unrealised Investment Revaluation	1,373	10,403
Balance carried forward at 31 December	<u>81,669</u>	<u>80,296</u>

**Income Account**

Balance brought forward at 1 January	116,227	95,202
Surplus / (Deficit) in year	21,692	21,025
Balance carried forward at 31 December	<u>137,919</u>	<u>116,227</u>

<b>TOTAL FUNDS</b>	<u>219,588</u>	<u>196,523</u>
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Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name THE ROBERT COCKS ALMSHOUSE TRUST

On accounts for the year ended

31 DECEMBER 2023 Charity no (if any) 206796

Set out on pages

1-5 (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 DD / MM / YYYY.

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: SARAH G DYE Date: 12/11/2024

Name: SARAH DYE

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

ACA

Address:

GROVE HOUSE, GROVE ROAD, OLD BUCKENHAM ATTLEBOROUGH NR17 1PJ

Section B

Disclosure

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.**

A large, empty rectangular box with a thin black border, occupying the majority of the page's width and height. It is intended for the user to provide details of items for disclosure, as indicated by the text to its left.



**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

## Trustees' Annual Report for the period

From 1<sup>st</sup> January 2023 (Period start date) to 31<sup>st</sup> December 2023  
(Period end date)

Charity name: Robert Cocks Almshouse Trust

Charity registration number: 206796

### 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 owns freehold property 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	Trustees have 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 Trust 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 trustees have 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 trust is strong, with high values held in reserves. This money is required for a large roof project. The trust also has a 30 year financial plan ensuring the almshouses maintain their objectives into the future.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	For the roof project that will cost around £160K
Amount of reserves held	Para 1.22	£220K
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		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Unincorporated Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	The charity is constituted as an unincorporated trust.
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. Ex officio trustee shall be the vicar for the area of the Benefice of Quidenham, which includes the ecclesiastical parish of Old Buckenham.

### 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 Trust
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Other name the charity uses	
Registered charity number	206796
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	Rev Sarah Walsh	Chair		
2	Christine North			
3	Martin Hall			
4.	Samantha Charvonja	Secretary	Left September 2023	
5	Pauline Dixon	Treasurer		
6	Stephen Thorley			
7	Lesley Gowers	Secretary	Joined September 2023	
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20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

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## 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 9 <sup>th</sup> March 2020, Charity Commission Reference C-514787.
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## Other optional information

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## 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	20 <sup>th</sup> November 2024	

**ROBERT COCKS ALMSHOUSE CHARITY**

England & Wales - Charity number 206796

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# Accounts

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THE ROBERT COCKS ALMSHOUSE TRUST  
FOR THE YEAR END  
31st December 2022

Master  
Christine

Name	Position	Address 1	Address 2	Address 3	Address 4	Postcode	Start Date	End Date
<b>Chairman</b> rev. Sarah Walsh	Trustee and Chair	The Rectory	Church Hill	Banham	Norfolk	NR16 2HN	01/01/2023	
<b>Secretary</b> Mrs S Charvonia	Trustee and Secret	Albermarle House	The Green	Old Buckenham	Norfolk	NR17 1SW	01/07/2017	
<b>Treasurer</b> Mrs Pauline Dixon	Trustee and Treas	Puddled Cottage	Puddledock	Old Buckenham	Norfolk	NR17 1NL	01/01/2022	
Trustee 1	Trustee	XX	XX	XX	XX	XX	19/03/2012	
Mr M Hall	Trustee	Field House	Fen Road	Old Buckenham	Norfolk	NR17 1NP	13/05/2013	
Mr Stephen Thorle	trustee	College Barn	Cake Street	Old Buckenham	Norfolk	NR17IPS	01/01/2023	



CHARITY COMMISSION  
FOR ENGLAND AND WALES

THE ROBERT COCKS ALMSHOUSE TRUST

No. (if any)

CC16a

## Receipts and payments accounts

For the period from	01/01/2022	To	31/12/2022
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### Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
Interest on Investments	3,182	-	-	3,182	-
Bank Deposit Interest	69	-	-	69	-
Resident Receipts	40,788	-	-	40,788	-
Miscellaneous Income/Donations	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>44,039</b>	<b>-</b>	<b>-</b>	<b>44,039</b>	<b>-</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>44,039</b>	<b>-</b>	<b>-</b>	<b>44,039</b>	<b>-</b>
<b>A3 Payments</b>					
Repairs and Maintenance	15,495	-	-	15,495	-
Rates and Water Charges	708	-	-	708	-

Light & Heat	626	-	-	626	-
Insurance Premium	1,109	-	-	1,109	-
Life line	587	-	-	587	-
Association Fees	383	-	-	383	-
TV Licensing	15	-	-	15	-
Christmas box & Honorarium to Almspeople	1,500	-	-	1,500	-
Sundry Expenses	2,591	-	-	2,591	-
<b>Sub total</b>	<b>23,014</b>	<b>-</b>	<b>-</b>	<b>23,014</b>	<b>-</b>

**A4 Asset and investment purchases, (see table)**

	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Total payments**

	23,014	-	-	23,014	-
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**Net of receipts/(payments)**

	21,025	-	-	21,025	-
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**A5 Transfers between funds**

**A6 Cash funds last year end**

**Cash funds this year end**

	95,203	-	-	95,203	-
	116,228	-	-	116,228	-

**Section B Statement of assets and liabilities at the end of the period**

**B1 Cash funds**

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	Community Account - 70095591	27,790	-	-
	General Account - 20272795	6,706	-	-
	Roof Account - 03608239	81,732	-	-
	<b>Total cash funds</b>	<b>116,228</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

OK

OK

OK

**Endowment funds**  
to nearest £

**Restricted funds**  
to nearest £

**Unrestricted funds**  
to nearest £

	-
	-
	-
	-
	-
	-

	-
	-
	-
	-
	-
	-

	-
	-
	-
	-
	-
	-

Details


Current value (optional)

Cost (optional)

Fund to which asset belongs

Details

80,296
-
-
-
-

-
-
-
-
-


Shares in M&G Charity Multi Asset Fund


Current value (optional)

Cost (optional)

Fund to which asset belongs

Details

-
-
-
-
-

-
-
-
-
-


Details


**B2 Other monetary assets**

**B3 Investment assets**

**B4 Assets retained for the charity's own use**

**B5 Liabilities**

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
<i>CE Walsh</i>	CHRISTINE NORTH	02/05/2023
<i>S.E. Walsh</i>	SARAH WALSH	28/04/2023

**ROBERT COCKS ALMSHOUSE CHARITY**

England & Wales - Charity number 206796

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# Accounts

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**THE ROBERT COCKS ALMSHOUSE TRUST**

**FOR THE YEAR END**

**31st December 2021**

Name	Position	Address 1	Address 2	Address 3	Address 4	Postcode	Start Date
<b>Chairman</b> Canon S Wright	Trustee and Chair	The Rectory	Church Hill	Banham	Norfolk	NR16 2HN	01/01/2017
<b>Secretary</b> Mrs S Charvonia	Trustee and Secretary	Albermarle House	The Green	Old Buckenham	Norfolk	NR17 1SW	01/07/2017
<b>Treasurer</b> Mr C Talbot	Trustee and Treasurer	The Cottage	The Green	Old Buckenham	Norfolk	NR17 1RR	01/01/2017
<b>Trustees</b> Trustee 1 Mr M Hall	Trustee Trustee	XX Field House	XX Fen Road	XX Old Buckenham	XX Norfolk	XX NR17 1NP	19/03/2012 13/05/2013

**THE ROBERT COCKS ALMHOUSES TRUST, OLD BUCKENHAM**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2021**

	2021	2020
	£	£
<b>INCOME</b>		
Interest on Investments	3,001	3,182
Bank Deposit Interest	0	0
Resident Receipts	48,057	46,750
Miscellaneous Income/Donations	500	40
<b>TOTAL INCOME</b>	<b>51,558</b>	<b>49,972</b>
<b>EXPENDITURE</b>		
Repairs and Maintenance	19,915	7,756
Rates and Water Charges	672	469
Light & Heat	7,261	6,388
Insurance Premium	1,004	942
Life line	871	1,103
Fire Extinguishers	0	662
Association Fees	0	361
Accountancy Fees	0	0
TV Licensing	23	30
Christmas box & Honoraium to Almspeople	500	500
Sundry Expenses	48	190
Written off		
<b>TOTAL EXPENDITURE</b>	<b>30,293</b>	<b>18,400</b>
<b>NET INCOME/EXPENDITURE FOR THE YEAR</b>	<b>21,264</b>	<b>31,573</b>

THE ROBERT COCKS ALMHOUSES TRUST, OLD BUCKENHAM

BALANCE SHEET

FOR THE YEAR ENDED 31 DECEMBER 2021

	2021	2020
	£	£
<b>INVESTMENTS</b>		
<b>Income Shares (see note 1)</b>		
Shares at Cost	34,141	34,141
Prior Year unrealised revaluation	41,890	48,028
Current Year unrealised revaluation	6,847	-6,138
<b>Market Value at 31 December</b>	<u>82,878</u>	<u>76,031</u>
<b>CURRENT ASSETS</b>		
<b>Cash and Bank Balances</b>		
Community Account - 70095591	85,316	62,059
General Account - 20272795	3,821	6,953
Heating Account - 40272833	6,064	4,925
Roof Account - XXX	0	0
Scottish Widows Bank - 50488771078	0	0
Virgin Money Charity Deposit Acc - 15035y-24422	2	2
<b>TOTAL CURRENT ASSETS</b>	<u>95,203</u>	<u>73,939</u>
<b>CURRENT LIABILITIES</b>		
<b>Creditors and Provisions</b>		
<b>TOTAL CURRENT LIABILITIES</b>	<u>0</u>	<u>0</u>
<b>NET ASSETS</b>	<u>178,081</u>	<u>149,970</u>

FUNDS OF THE CHARITY CONSISTS OF

**Capital Fund (represented by investments)**

Balance brought forward 1 January	76,031	82,169
Add transfer from income account	0	0
Add unrealised Investment Revaluation	6,847	-6,138
Balance carried forward at 31 December	<u>82,878</u>	<u>76,031</u>

**Income Account**

Balance brought forward at 1 January	73,938	42,365
Surplus / (Deficit) in year	21,264	31,573
Transfer to Capital Fund	0	0
Balance carried forward at 31 December	<u>95,202</u>	<u>73,938</u>

<b>TOTAL FUNDS</b>	<u>178,080</u>	<u>149,969</u>
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THE ROBERT COCKS ALMHOUSES TRUST, OLD BUCKENHAM

NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2021

1 The Trust owns freehold property, in the name of the Official Custodian for Charities, comprising land and a terrace of ten, one bedroomed Almshouses at Old Buckenham Norfolk. This asset is not recognised on the balance sheet. The current insurance value of the freehold property is recorded as being £943,530

2 Investments held in the name of the Official Trustee for Charities:

**As at 31 December 2021**

90,925 income shares in M&G Charity Multi Asset Fund (market value £82,878)

**As at 31 December 2020**

90,925 income shares in National Association of Almshouses common investment fund (market value £76,031)

During 2021 there have been no changes to the number of shares we hold in the M&G Charity Multi Asset Fund. Markets have continued their recovery during the year and closed the year just ahead of pre pandemic levels. Dividend payments have remained strong and we continue to consider this portfolio a suitable haven for our capital.


3 The second year of the Pandemic saw Trustees continue to put property improvements on the back burner, partly to save Residents unnecessary contact and disturbance, and partly to continue to save towards essential repairs to the roof. Having said that we did uncover damage to rainwater drains and, with surveys and remedial works, spent in excess of £14000. In addition we have now discovered a problem with foul water drains at one property and investigations will continue into next year. One resident left us in March and was transferred to a nursing home. £2500 was spent on redecoration and carpeting to bring the property back up to standard. A new resident was appointed in June 2021 to fill that property. The Trustees also reviewed a heating rebate scheme we provided to residents. This was considered unfair and from the end of 2021 we have withdrawn that particular benefit and reduced MMC by an equivalent amount but distributed equally to all residents.

4 The accounts have been prepared on a receipts and payments basis effective from 2012. This is in accordance with the charity commission guidance which states:  
"If your charity has a gross income of £250,000 or less and is not a company then you may be able to prepare receipts and payments accounts that provide a simple and flexible basis for accounts preparation"

We approve these accounts and confirm that we have made available all relevant records and information for their preparation

Mrs Terri Hammond  
CIMA


Honorary Independent Examiner

  
20/2/2022

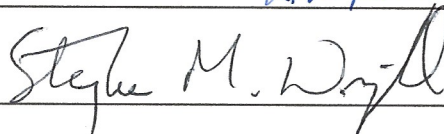
Mr Chris Talbot

Trustee & Treasurer  
Canon S Wright

  
21/02/2022

  
Treasurer 24/02/2022

Trustee and Chair



**ROBERT COCKS ALMSHOUSE CHARITY**

England & Wales - Charity number 206796

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# Accounts

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**THE ROBERT COCKS ALMSHOUSE TRUST**

**FOR THE YEAR END**

**31st December 2020**

Name	Position	Address 1	Address 2	Address 3	Address 4	Postcode	Start Date
<b>Chairman</b>							
Canon S Wright	Trustee and Chair	The Rectory	Church Hill	Banham	Norfolk	NR16 2HN	01/01/2017
<b>Secretary</b>							
Mrs S Charvonia	Trustee and Secretary	Albermarle House	The Green	Old Buckenham	Norfolk	NR17 1SW	01/07/2017
<b>Treasurer</b>							
Mr C Talbot	Trustee and Treasurer	The Cottage	The Green	Old Buckenham	Norfolk	NR17 1RR	01/01/2017
<b>Trustees</b>							
Trustee 1	Trustee	XX	XX	XX	XX	XX	19/03/2012
Mr M Hall	Trustee	Field House	Fen Road	Old Buckenham	Norfolk	NR17 1NP	13/05/2013

**THE ROBERT COCKS ALMHOUSES TRUST, OLD BUCKENHAM**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2020**

	2020	2019
	£	£
<b>INCOME</b>		
Interest on Investments	3,182	3,182
Bank Deposit Interest	0	0
Resident Receipts	46,750	42,887
Miscellaneous Income/Donations	40	0
<b>TOTAL INCOME</b>	<b>49,972</b>	<b>46,069</b>
<b>EXPENDITURE</b>		
Repairs and Maintenance	7,756	33,698
Rates and Water Charges	469	674
Light & Heat	6,388	5,862
Insurance Premium	942	1,360
Life line	1,103	1,280
Fire Extinguishers	662	388
Association Fees	361	0
Accountancy Fees	0	0
TV Licensing	30	15
Christmas box & Honoraium to Almspeople	500	500
Sundry Expenses	190	262
Written off		
<b>TOTAL EXPENDITURE</b>	<b>18,400</b>	<b>44,039</b>
<b>NET INCOME/EXPENDITURE FOR THE YEAR</b>	<b>31,573</b>	<b>2,030</b>

THE ROBERT COCKS ALMHOUSES TRUST, OLD BUCKENHAM

BALANCE SHEET

FOR THE YEAR ENDED 31 DECEMBER 2020

	2020	2019
	£	£
<b>INVESTMENTS</b>		
<b>Income Shares (see note 1)</b>		
Shares at Cost	34,141	34,141
Prior Year unrealised revaluation	48,028	38,235
Current Year unrealised revaluation	-6,138	9,793
<b>Market Value at 31 December</b>	<u>76,031</u>	<u>82,169</u>
<b>CURRENT ASSETS</b>		
<b>Cash and Bank Balances</b>		
Community Account - 70095591	62,059	37,109
General Account - 20272795	6,953	2,343
Heating Account - 40272833	4,925	2,913
Scottish Widows Bank - 50488771078	0	0
Virgin Money Charity Deposit Acc - 15035y-24422	2	2
<b>TOTAL CURRENT ASSETS</b>	<u>73,939</u>	<u>42,366</u>
<b>CURRENT LIABILITIES</b>		
Creditors and Provisions		
<b>TOTAL CURRENT LIABILITIES</b>	<u>0</u>	<u>0</u>
<b>NET ASSETS</b>	<u>149,970</u>	<u>124,535</u>

FUNDS OF THE CHARITY CONSISTS OF

**Capital Fund (represented by investments)**

Balance brought forward 1 January	82,169	72,376
Add transfer from income account	0	0
Add unrealised Investment Revaluation	-6,138	9,793
Balance carried forward at 31 December	<u>76,031</u>	<u>82,169</u>

**Income Account**

Balance brought forward at 1 January	42,365	40,335
Surplus / (Deficit) in year	31,573	2,030
Transfer to Capital Fund	0	0
Balance carried forward at 31December	<u>73,938</u>	<u>42,365</u>

<b>TOTAL FUNDS</b>	<u>149,969</u>	<u>124,534</u>
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**THE ROBERT COCKS ALMHOUSES TRUST, OLD BUCKENHAM**

**NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

1 The Trust owns freehold property, in the name of the Official Custodian for Charities, comprising land and a terrace of ten, one bedroomed Almshouses at Old Buckenham Norfolk. This asset is not recognised on the balance sheet. The current insurance value of the freehold property is recorded as being £881,804

2 Investments held in the name of the Official Trustee for Charities:

**As at 31 December 2020**

90,925 income shares in M&G Charity Multi Asset Fund (market value £76,031)

**As at 31 December 2019**

90,925 income shares in National Association of Almshouses common investment fund (market value £82,169)

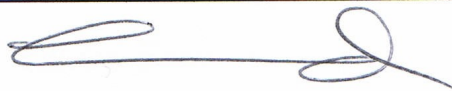
During 2020, there have been no changes to the number of shares we hold in the M&G Charity Multi Asset Fund. Markets have been volatile this year, falling heavily when the pandemic hit all share values hard in March 2020. They gradually started to recover but still closed down on the year to 31 December. Dividend payments have remained strong and we continue to consider this portfolio a suitable haven for our capital.

3 Trustees took the decision to postpone improvements to the properties during the Pandemic, and as a result the amount of liquid cash in our Accounts has grown significantly during the year. As we approach the end of the year we intend to investigate the cost of replacing the roof on our Grade 2 Listed Property. This was shown to be a necessary repair within a 5 year period in our Maintenance plan dated November 2017. Although the Pandemic did cause us some additional work, with 2 residents shielding, we have been lucky that there were no changes / vacant units during the year and all residents were able to keep up to date with payment of MMC. In addition, our village rallied to ensure all residents needing help and assistance, received that help from a local coordinator. We did take the opportunity to review the provider for fire safety in all Almshouses and found that some advice given previously was suspect, and there were some cost savings to be made on regular servicing. As a consequence we have changed our Provider.

4 The accounts have been prepared on a receipts and payments basis effective from 2012. This is in accordance with the charity commission guidance which states:  
"If your charity has a gross income of £250,000 or less and is not a company then you may be able to prepare receipts and payments accounts that provide a simple and flexible basis for accounts preparation"

We approve these accounts and confirm that we have made available all relevant records and information for their preparation

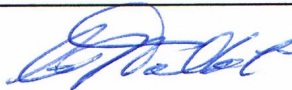
Mrs Terri Hammond  
CIMA



6/7/2021

Honorary Independent Examiner

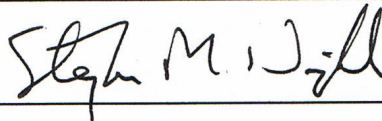
Mr Chris Talbot



06/07/2021

Trustee & Treasurer

Canon S Wright



19/7/21

Trustee and Chair