

COOKE ALMSHOUSE CHARITY

England & Wales · Charity number 223340

Details

Status Registered

Legal form Other

Registered 1963-08-12

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

Contact

Address 7 Colvin Close
Arksey
Doncaster
South Yorkshire
DN5 0TS

Phone 01302561136

Email brucelowis@blueyonder.co.uk

Activities

Objects: 1.THE PROVISION AND MAINTENANCE OF ALMSHOUSES FOR POOR PERSONS WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE COMMISSIONERS) ARE INHABITANTS OF THE AREA OF THE FORMER URBAN DISTRICT OF BENTLEY WITH ARKSEY.PREFERENCE SHALL BE GIVEN TO POOR WIDOWS SO QUALIFIED.2.THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES.

Activities: Provision of supported housing for the elderly and infirm in Arksey, Doncaster

Classification

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

Geography

- **Area of benefit:** THE AREA OF THE FORMER URBAN DISTRICT OF BENTLEY WITH ARKSEY.
- Doncaster

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£36,553	£29,081	-	-
2024-12-31	£35,396	£27,776	-	-
2023-12-31	£35,527	£27,964	-	-
2022-12-31	£30,872	£26,168	-	-
2021-12-31	£33,309	£19,857	-	-
2020-12-31	£32,762	£23,512	-	-

Trustees

Name	Role	Appointed
BRUCE LOWIS		2018-01-14
JOAN SIMPSON		
Jackie Dusi		2020-01-01
Kate Ford		2023-05-11
Rebecca Booth		2025-05-05

COOKE ALMSHOUSE CHARITY

England & Wales - Charity number 223340

Accounts

THE COOKE ALMSHOUSE CHARITY
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

HEPWORTH GRIFFITHS
CHARTERED ACCOUNTANTS

THE COOKE ALMSHOUSE CHARITY

CONTENTS

Pages	
1	Information
2	Board of Trustees Report
3	Statement of the Board's Responsibilities
4	Independent Examiner's Report
5	Statement of Comprehensive Income
6	Statement of Financial Position
7	Statement of Cash Flow
8	Statement of Change in Reserves
9-14	Notes to the Financial Statements

THE COOKE ALMSHOUSE CHARITY
INFORMATION

Establishment of Registered Social Landlord

The charity is registered under the Housing Act 1996 (Registration number A4153) and the Charities Act 2011 (Registration number 223340).

The Cooke Almshouse Charity was established by Brian Cooke Esq. under a Will dated 5 January 1661. The charity is regulated by a scheme of the Charity Commission.

Trustees

Mr Bruce Lewis	Chair
Mr Tony Sockett	Secretary
Mrs Joan Simpson	
Mrs Brenda Topham	resigned 07/02/2025
Clr. Charlie Hogarth	resigned 08/05/2025
Rebecca Booth	appointed 08/05/2025
Mrs Jackie Dusi	
Mrs Kate Ford	

Registered Address

3 Rich Farm Close
Arksey
Doncaster
South Yorkshire
DN5 0SE

Solicitors

Taylor Bracewell
17-23 Thorne Road
Doncaster
South Yorkshire
DN1 2RP

Accountants

Hepworth Griffiths
Chartered Accountants
47/49 Grove Street
Retford
Nottinghamshire
DN22 6LA

COOKE ALMSHOUSE CHARITY
(Registered Charity Number 223340)
CHAIR'S ANNUAL REPORT FOR 2025

In keeping with most organisations in the UK in 2025, the Almshouses had a year of peaks and troughs.

Financially the year ended with a surplus to Reserves of £7,472 (2024 : £7,620), most notably from an increase in Turnover of £1,964 (2025 : £25,501, 2024 : £23,537) together with zero Empty property expenses (2024: £2,620), partially offset by increased maintenance cost of £5,889 (2024: £3,727).

Following last year's retirement by the Council Elected Representative, Charlie Hogarth, a new Council Elected Representative, Rebecca Booth, has joined the trustees. Sadly, during the year Charlie Hogarth died and he will be sorely missed in his old constituency of Bentley. A collection organised by the family has provided funds which will be used to provide a suitable memorial. The Trustees need to fill the vacancy left by the retirement through ill health, of Mrs Brenda Topham, together with the announced retirement of the Secretary, Mr Tony Sockett. Tony has been a Trustee for over 20 years, as well as being a prominent figure in the local community, quite possibly most notably for his term of office as the Civic Mayor of Doncaster. It is hoped to fill both these vacancies in the early part of 2026.

This year has stabilised in respect of residency. Everyone continues to be settled into our community very well and the introduction of a Residents Representative at the committee meetings has proved a success. This input of information has enabled us to be pro-active rather than reactive and any problems can be " nipped in the bud " before they become significant. Sadly, a previous tenant who needed to leave to enter a Care Home to receive specialist care treatment, passed away there during the year.

An Almshouse Fete/Open Day/Flowerpot Festival to encourage village awareness was organised in the summer, with encouragement being given to all other groups in the village to participate. A successful day in every respect with sufficient funds being raised to make donations to the various voluntary organisations. The residents seemed to enjoy showing off their almshouses to the general public who were suitably impressed. The life-size flowerpot man with a speed camera continues to be effective.

Repairs and renewals were ongoing during the year as can be seen by the expenditure of £5,889 during the year, this being a mix of repairs and updating refurbishment. It is intended to continue, with further major refurbishment work on two of the almshouses during 2026.

The Trustees remain committed to the upkeep of the fabric of the buildings and especially to the happiness and wellbeing of the residents.



Bruce E Lewis
Chairman
14 May 2026

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF THE BOARD'S RESPONSIBILITIES

Registered Social Housing legislation requires the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Private Registered Provider (RP) of Social Housing and of the surplus or deficit for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- follow applicable United Kingdom Accounting Standards and The Accounting Direction for Private Registered Providers of Social Housing 2012; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the RP will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RP and to enable it to ensure that the financial statements comply with The Housing and Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing 2012. It has general responsibility for taking reasonable steps to safeguard the assets of the RP and to prevent and detect fraud and other irregularities.

Trustee 

INDEPENDENT EXAMINER'S REPORT TO
THE TRUSTEES OF THE COOKE ALMSHOUSE CHARITY

We report on the accounts for the year ended 31 December 2025 which are set out on pages 5-14.

Respective responsibilities of trustees and independent examiner

The charity's trustees consider that an audit is not required for this year under both section 144(2) of the Charities Act 2011 (the 2011 Act) and the Housing and Regeneration Act 2008 and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently we do not express an audit opinion on the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which give me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act and the Housing and Regeneration Act 2008; or
- to prepare accounts which accord with these accounting records have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

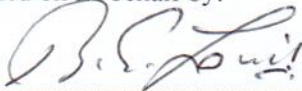
John A Hepworth ACA
Hepworth Griffiths.
Chartered Accountants
47/49 Grove Street
Retford, Notts.
DN22 6LA
Date: 14 May 2026

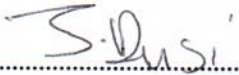
THE COOKE ALMSHOUSE CHARITY
STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED 31 DECEMBER 2025

	<u>Note</u>	<u>2025</u>	<u>2024</u>
TURNOVER		25,501	23,537
OPERATING EXPENDITURE			
Services	13	5,207	5,763
Management	14	4,763	4,844
Day to day maintenance	15	1,715	2,325
Cyclical maintenance	15	4,174	1,402
Empty property expenses		-	2,620
Refurbishment		-	-
Depreciation	8	13,222 -	10,822 -
		29,081	27,776
OTHER INCOME			
Amortisation of Government Grants		5,023	5,023
OPERATING SURPLUS	6	1,443	784
Interest Receivable and Similar Income	5	4,292	5,558
Other income		1,737	1,278
SURPLUS BEFORE TAX		7,472	7,620
Taxation	7	-	-
SURPLUS FOR THE YEAR		7,472	7,620
Unrealised (Deficit)/Surplus on Revaluation of Fixed Asset Investments		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		7,472	7,620

The results relate wholly to housing activities, all of which are continuing.

The financial statements on page 5 to 14 were approved by the Board of Trustees on 14 May 2026 and signed on its behalf by:


..... **Trustee**

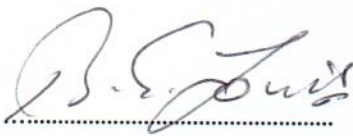

..... **Trustee**

The notes on pages 9 to 14 form an integral part of these financial statements

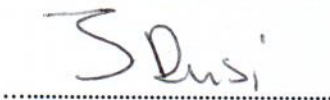
THE COOKE ALMSHOUSE CHARITY
STATEMENT OF FINANCIAL POSITION
YEAR ENDED 31 DECEMBER 2025

	<u>Note</u>	<u>2025</u>	<u>2024</u>
FIXED ASSETS			
Tangible Fixed Assets	8	260,202	270,907
Investments	9	10,621	10,028
		<u>270,823</u>	<u>280,935</u>
CURRENT ASSETS			
Trade and Other Debtors	10	- 1,379	- 1,317
Cash and Cash Equivalents		108,485	100,686
		<u>107,106</u>	<u>99,369</u>
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	11	- 8,560	- 13,384
NET CURRENT ASSETS		<u>98,546</u>	<u>85,985</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		369,369	366,920
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	12	- 115,516	- 120,539
TOTAL NET ASSETS		<u>253,853</u>	<u>246,381</u>
 RESERVES			
Income and Expenditure Reserve	Page 8	224,072	216,600
Designated Reserves	Page 8	9,781	9,781
Revaluation Reserve	Page 8	20,000	20,000
TOTAL RESERVES		<u>253,853</u>	<u>246,381</u>

The accounts were approved by the board and signed on its behalf on 14 May 2026



Trustee



Trustee

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CASH FLOW
YEAR ENDED 31 DECEMBER 2025

	<u>2025</u>		<u>2024</u>
NET CASH GENERATED FROM OPERATING ACTIVITIES	6,617		4,018
CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of Investments	-	593	-
Proceeds from Sale of Investments	-	-	527
Purchase of Equipment	-	2,517	-
Interest Receivable and Similar Income	-	4,292	18,800
	<u>1,182</u>		<u>5,558</u>
		-	<u>13,769</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	7,799	-	9,751
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	100,686		110,437
	<u>108,485</u>		<u>100,686</u>
	-		
NET CASH GENERATED FROM OPERATING ACTIVITIES			
Surplus for the Year	7,472		7,620
Adjustments for Non-Cash Items:			
Amortisation of Government Grants	-	5,023	-
Gain/(Loss) on Disposal of Fixed Asset Investments	-	-	5,023
Amounts Written Off/(Back to) Tangible Fixed Assets	13,222		10,822
Decrease/(Increase) in Trade and Other Debtors	62	-	802
Increase/(Decrease) in Trade and Other Creditors	-	4,824	-
Adjustments for Investing or Financing Activities:			
Interest Receivable and Similar Income	-	4,292	-
Interest Payable	-	-	5,558
	<u>6,617</u>		<u>4,018</u>

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CHANGES IN RESERVES
YEAR ENDED 31 DECEMBER 2025

	Income and Expenditure Reserve	Designated Reserve	Revaluation Reserve	Total
Balance at 1 January 2025				
As previously reported	216,600	9,781	20,000	246,381
Surplus from Statement of Comprehensive Income	7,472	-	-	7,472
Deficit in Year				
Balance at 31 December 2025	224,072	9,781	20,000	253,853

This income and expenditure account is an unrestricted fund which the trustees are free to use in accordance with charitable objects.

The designated reserves fund consists of Cyclical repairs and maintenance (£4,351), Extra ordinary repairs (£2,180) and Other reserve (£3,250) which can be used in accordance with the objects of the charity.

The revaluation reserve relates solely to Freehold Agricultural Land.

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1 Principle Accounting Policies

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom including Financial Reporting Standard 102 (FRS 102). They are based on the Statement of Recommended Practice for Registered Social Housing Providers 2014 and 2018 update and comply with The Accounting Direction for Private Registered Providers of Social Housing 2015.

The financial statements are prepared under the historical cost basis.

1a Turnover

Turnover represents maintenance contributions receivable.

1b Housing Association Grant and Other Grants

Housing association grant (HAG) is paid by the Housing Corporation to reduce the cost of development, together with grants from other bodies. Grants received are recognised in income on a systematic basis over the expected useful life of the asset to which they relate using the accrual model. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

1c Depreciation

Housing properties:

There is no record of the original cost of the properties and no value is attributed thereto. The housing properties cost relates to improvements carried out in 1999 and includes capitalised interest accrued during development. Housing properties are depreciated over their estimated lives of 50 years.

Land:

Agricultural land is included at Trustees valuation and is not depreciated.

Other fixed assets:

Depreciation is calculated so as to write off the cost of the fixed assets on a reducing balance basis over the expected useful economic lives of the assets concerned. The principal annual rate used for the purpose which is consistent with that of the previous years is:

Equipment	15% per annum
-----------	---------------

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1d Cyclical repairs and maintenance

The Cooke Almshouse Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

1e Extraordinary repairs

Costs of extraordinary repairs, unless representing improvement to the properties, are charged to the revenue account in the year in which they are incurred.

1f Cyclical repairs and maintenance reserve

This reserve represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

1g Extraordinary repairs reserve

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

1h Capital equipment reserve

This reserve represents amounts set aside to replace major capital items.

1i Value Added Tax

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

2 Trustees

The Trustees are:

Mr Bruce Lewis	Chair
Mr Tony Sockett	Secretary
Mrs Joan Simpson	
Mrs Brenda Topham	resigned 07/02/2025
Clr. Charlie Hogarth	resigned 08/05/2025
Rebecca Booth	appointed 08/05/2025
Mrs Jackie Dusi	
Mrs Kate Ford	

3 Employees

There were no employees at 31 December 2025 (2024, nil).

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

4 Payments to committee members

There were no payments to committee members during the year (2024, nil)

5 Interest receivable and similar income	2025	2024
Bank interest	3,698	5,031
Income from listed investments	594	527
	<u>4,292</u>	<u>5,558</u>

6 Operating surplus	2025	2024
----------------------------	-------------	-------------

Operating surplus is stated after charging:

Accountancy Fees	3,180	2,940
Depreciation of tangible fixed assets	13,222	10,822

And after crediting:

Government Grant Amortisation	5,023	5,023
Field rent, wayleaves and donations	1,064	777

7 Taxation and registration

The Trust is a registered charity and is exempt from direct taxation
The charity is registered under the following acts:

Charities Act 2011	Registration number 223340
Housing and Regeneration Act 2008	Registration number A4153

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

8	Fixed Assets	<u>Housing</u>	<u>Non Housing</u>		<u>TOTAL</u>
		<u>Freehold Properties</u>	<u>Freehold Agricultural Land</u>	<u>Equipment</u>	<u>Total</u>
	At 1 January 2025	443,710	20,000	50,665	514,375
	Additions/Disposal	-	-	2,517	2,517
	At 31 December 2025	<u>443,710</u>	<u>20,000</u>	<u>53,182</u>	<u>516,892</u>
	Depreciation				
	At 1 January 2025	221,793	-	21,675	243,468
	Charge for the year	8,874	-	4,348	13,222
	At 31 December 2025	<u>230,667</u>	<u>-</u>	<u>26,023</u>	<u>256,690</u>
	Net Book Value				
	At 31 December 2025	<u>213,043</u>	<u>20,000</u>	<u>27,159</u>	<u>260,202</u>
	At 31 December 2024	<u>221,917</u>	<u>20,000</u>	<u>28,990</u>	<u>270,907</u>

9 **Investments**

Listed Investments

National Association of Almshouses Common Investment Fund

	<u>Accumulation Shares</u>
Cost	
At 1 January 2025	10,028
Additions in the year	593
At 31 December 2025	<u>10,621</u>
Net Book Amounts	
At 31 December 2025	<u>10,621</u>
At 31 December 2024	<u>10,028</u>
Market Value	
At 31 December 2025	<u>16,136</u>
At 31 December 2024	<u>13,862</u>

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

10	Debtors	<u>2025</u>	<u>2024</u>
	Arrears of WMC	- 2,054	- 1,971
	Prepayments	675	654
		<u>- 1,379</u>	<u>- 1,317</u>
11	Creditors: amounts falling due within one year	<u>2025</u>	<u>2024</u>
	Government grant	5,023	5,023
	Accruals and creditors	3,537	8,361
		<u>8,560</u>	<u>13,384</u>
12	Creditors: amounts falling due after one year	<u>2025</u>	<u>2024</u>
	Government Grant		
	Deferred income	<u>115,516</u>	<u>120,539</u>
		<u>115,516</u>	<u>120,539</u>
13	Services	<u>2025</u>	<u>2024</u>
	Central control	449	599
	Light and heat	520	464
	Accountancy	3,180	2,940
	Stationery and office supplies	-	51
	Telephone	36	264
	Travel expenses	140	135
	Sundry expenses	882	1,310
		<u>5,207</u>	<u>5,763</u>
14	Management	<u>2025</u>	<u>2024</u>
	Management expenses	2,350	2,407
	Insurance	1,329	1,449
	Subscriptions	1,084	988
		<u>4,763</u>	<u>4,844</u>

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

15	Day to day repairs and maintenance	<u>2025</u>	<u>2024</u>
	Repairs and renewals	1,715	2,325
	Cyclical maintenance	4,174	1,402
		<u>5,889</u>	<u>3,727</u>
16	Capital commitments	<u>2025</u>	<u>2024</u>
	Contracted less certified	Nil	Nil
	Authorised not contracted	Nil	Nil
		<u>Nil</u>	<u>Nil</u>
17	Contingent Liability		
	There were no contingent liabilities at 31 December 2025 (2024, nil)		
18	Average weekly maintenance contributions	<u>2025</u>	<u>2024</u>
	Average for the year	82	82
		<u>82</u>	<u>82</u>
19	Payments to Creditors	<u>2025</u>	<u>2024</u>
	Average number of days between receipt and payment of purchase invoices	7	7
		<u>7</u>	<u>7</u>
20	Public Benefit Entity		
	The charity is a public benefit entity as defined in paragraph PBE 3.3A of FRS 102.		

COOKE ALMSHOUSE CHARITY

England & Wales - Charity number 223340

Accounts

THE COOKE ALMSHOUSE CHARITY
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

HEPWORTH GRIFFITHS
CHARTERED ACCOUNTANTS

THE COOKE ALMSHOUSE CHARITY

CONTENTS

Pages

1	Information
2	Board of Trustees Report
3	Statement of the Board's Responsibilities
4	Independent Examiner's Report
5	Statement of Comprehensive Income
6	Statement of Financial Position
7	Statement of Cash Flow
8	Statement of Change in Reserves
9-14	Notes to the Financial Statements

THE COOKE ALMSHOUSE CHARITY
INFORMATION

Establishment of Registered Social Landlord

The charity is registered under the Housing Act 1996 (Registration number A4153) and the Charities Act 2011 (Registration number 223340).

The Cooke Almshouse Charity was established by Brian Cooke Esq. under a Will dated 5 January 1661. The charity is regulated by a scheme of the Charity Commission.

Trustees	Bruce Lowis	Chair
	Mr Tony Sockett	Secretary
	Mrs Joan Simpson	
	Mrs Brenda Topham	
	Clr. Charlie Hogarth	
	Mrs Jackie Dusi	
	Mrs Kate Ford	

Registered Address	3 Rich Farm Close Arksey Doncaster South Yorkshire DN5 0SE
---------------------------	--

Solicitors	Taylor Bracewell 17-23 Thorne Road Doncaster South Yorkshire DN1 2RP
-------------------	--

Accountants	Hepworth Griffiths Chartered Accountants 47/49 Grove Street Retford Nottinghamshire DN22 6LA
--------------------	---

COOKE ALMSHOUSE CHARITY
Registered Charity Number 223340
Almshouse Association Membership Number 1149
ANNUAL REPORT FOR 2024

It is pleasing to convey a number of positive outcomes for the Cooke Almshouse Charity in 2024 in terms of appointing new residents and enhancing some of the properties. The original interlinked cottages were 12 in number and constructed in the 17th century when there was no electricity, gas or running water. With the advent of Local Authority bungalow construction in local communities the Almshouses became unusable. Thanks to the enterprise of local volunteers some 25 plus years ago and the support from Sir David Cooke, the 12th Baronet, funding was obtained to renovate the cottages. The original 12 cottages were enhanced through a programme of combining adjacent properties to provide six units, each with lounge, kitchen, bedroom and shower/ toilet facilities.

The Cooke Almshouse Trustees represent the interests of the village of Arksey and greater Bentley and play a significant role in ensuring that properties are maintained to a good standard. The Trustees are also responsible for advertising any vacancies, selecting residents from the local area and ensuring that the Charity meets the requirements of the Charity Commission and the National Almshouse Association. The Trustees schedule meetings every two months in the Arksey Communal Hall.

2024 has been a very progressive year with the appointment of new residents in three of the properties and continuing the responsibility of funding major improvements in two of the homes. Sadly, the oldest Almshouse resident passed away and our longest serving resident was no longer able to live independently and is now living in a 24/7 residential home. The third vacancy was a result of the resident choosing to move into a house in the village. Two of our new Almshouse residents are single and have taken up accommodation in the smaller cottages. A married couple moved from rented accommodation in Bentley into one of the two larger cottages in the latter part of 2024.

To meet the requirements of the new residents, the Charity has funded substantial improvements in the double property with a total kitchen replacement of furniture and fittings and upgrading of the toilet / shower area. In one of the single properties, kitchen improvements and new radiators have been installed, the second only requiring minor cosmetic improvements. The condition of the all the units continues to be monitored on a "rolling" schedule.

The Almshouse site has allotments to the rear of the residential properties and a number of Arksey residents have use of a plot. When a vacancy occurred in 2024, two of our new residents accepted an invitation to share the area. The Charity Trustees made a successful application to Doncaster Council for an Earth Day grant and were awarded £500.00 which, together with an uplift from the Charity funds, was used to provide paved footpaths and additional security.

Maintaining the external appearance of the cottages and ensuring the upkeep of the tiled roof is the financial responsibility of the Trustees. In the latter part of the year high winds removed some tiles and did slight damage to the apex of the roof. Difficulties were experienced in obtaining a roofing contractor due to the nature of a listed building but the efforts of the Trustees succeeded in a positive result. Other responsibilities associated with the site involve the Trustees in paying for the lawn maintenance, utilities updates and contracting a Pest Control Officer. The latter visits every six weeks to assess and treat problems associated with rodents, to prevent accessing both our and neighbouring properties. The adjacent allotment site is also inspected.

Central heating boilers for each property are located in the roof areas. For several years access into the attic areas was via a portable ladder. To comply with Government regulations, the Trustees organised the installation of a loft ladder in each of the six properties in order to facilitate safe access. Residents are not permitted to use the loft areas for storage.

2024 was a busy and challenging year but the positive outcomes for residents, fellow Trustees and Officers and allotment users leaves me to end the Annual Report with a thank you. They have all contributed to ensure the continuing presence of the Cooke Almshouses as a pleasant and viable location in the historic part of the village of Arksey. As a thankyou to the residents the Trustees ended the year by gifting a voucher for £25.00 to each household.

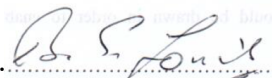

Bruce E Lewis (Chair of the Cooke Almshouse Charity) Dated8/05/2025.....

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF THE BOARD'S RESPONSIBILITIES

Registered Social Housing legislation requires the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Private Registered Provider (RP) of Social Housing and of the surplus or deficit for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- follow applicable United Kingdom Accounting Standards and The Accounting Direction for Private Registered Providers of Social Housing 2012; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the RP will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RP and to enable it to ensure that the financial statements comply with The Housing and Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing 2012. It has general responsibility for taking reasonable steps to safeguard the assets of the RP and to prevent and detect fraud and other irregularities.

Trustee 

INDEPENDENT EXAMINER'S REPORT TO
THE TRUSTEES OF THE COOKE ALMSHOUSE CHARITY

We report on the accounts for the year ended 31 December 2024 which are set out on pages 5-14.

Respective responsibilities of trustees and independent examiner

The charity's trustees consider that an audit is not required for this year under both section 144(2) of the Charities Act 2011 (the 2011 Act) and the Housing and Regeneration Act 2008 and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently we do not express an audit opinion on the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which give me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act and the Housing and Regeneration Act 2008; or
- to prepare accounts which accord with these accounting records have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

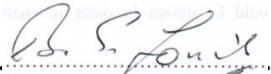
John A Hepworth ACA
Hepworth Griffiths.
Chartered Accountants
47/49 Grove Street
Retford, Notts.
DN22 6LA
Date: 8 May 2025

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED 31 DECEMBER 2024

	<u>Note</u>	<u>2024</u>	<u>2023</u>
TURNOVER		23,537	24,875
OPERATING EXPENDITURE			
Services	13	5,763	4,943
Management	14	4,844	4,077
Day to day maintenance	15	2,325	6,039
Cyclical maintenance	15	1,402	1,474
Empty property expenses		2,620	559
Refurbishment		-	-
Depreciation	8	<u>10,822</u>	<u>10,872</u>
		- 27,776	- 27,964
OTHER INCOME			
Amortisation of Government Grants		<u>5,023</u>	<u>5,023</u>
OPERATING SURPLUS	6	784	1,934
Interest Receivable and Similar Income	5	5,558	4,802
Other income		<u>1,278</u>	<u>827</u>
SURPLUS BEFORE TAX		7,620	7,563
Taxation	7	-	-
SURPLUS FOR THE YEAR		<u><u>7,620</u></u>	<u><u>7,563</u></u>
Unrealised (Deficit)/Surplus on Revaluation of Fixed Asset Investments		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u><u>7,620</u></u>	<u><u>7,563</u></u>

The results relate wholly to housing activities, all of which are continuing.

The financial statements on page 5 to 14 were approved by the Board of Trustees on 8 May 2025 and signed on its behalf by:


 **Trustee**

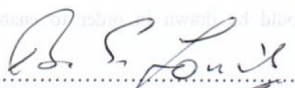

 **Trustee**

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF FINANCIAL POSITION
YEAR ENDED 31 DECEMBER 2024

	<u>Note</u>	<u>2024</u>	<u>2023</u>
FIXED ASSETS			
Tangible Fixed Assets	8	270,907	262,929
Investments	9	10,028	9,501
		<u>280,935</u>	<u>272,430</u>
CURRENT ASSETS			
Trade and Other Debtors	10	- 1,317	- 2,119
Cash and Cash Equivalents		100,686	110,437
		<u>99,369</u>	<u>108,318</u>
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	11	- 13,384	- 16,425
NET CURRENT ASSETS		<u>85,985</u>	<u>91,893</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		366,920	364,323
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	12	- 120,539	- 125,562
TOTAL NET ASSETS		<u>246,381</u>	<u>238,761</u>
 RESERVES			
Income and Expenditure Reserve	Page 8	216,600	208,980
Designated Reserves	Page 8	9,781	9,781
Revaluation Reserve	Page 8	20,000	20,000
TOTAL RESERVES		<u>246,381</u>	<u>238,761</u>

The accounts were approved by the board and signed on its behalf on 8 May 2025


.....

Trustee


.....

Trustee

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CASH FLOW
YEAR ENDED 31 DECEMBER 2024

	<u>2024</u>	<u>2023</u>
NET CASH GENERATED FROM OPERATING ACTIVITIES	4,018	14,372
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Investments	- 527	- 490
Proceeds from Sale of Investments	-	-
Purchase of Equipment	- 18,800	- 1,634
Interest Receivable and Similar Income	5,558	4,802
	<u>- 13,769</u>	<u>2,678</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	- 9,751	17,050
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	110,437	93,387
	<u>100,686</u>	<u>110,437</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>-</u>	<u>-</u>
NET CASH GENERATED FROM OPERATING ACTIVITIES		
Surplus for the Year	7,620	7,563
Adjustments for Non-Cash Items:		
Amortisation of Government Grants	- 5,023	- 5,023
Gain/(Loss) on Disposal of Fixed Asset Investments	-	-
Amounts Written Off/(Back to) Tangible Fixed Assets	10,822	10,872
Decrease/(Increase) in Trade and Other Debtors	- 802	- 295
Increase/(Decrease) in Trade and Other Creditors	- 3,041	6,057
Adjustments for Investing or Financing Activities:		
Interest Receivable and Similar Income	- 5,558	- 4,802
Interest Payable	-	-
	<u>4,018</u>	<u>14,372</u>

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CHANGES IN RESERVES
YEAR ENDED 31 DECEMBER 2024

	Income and Expenditure Reserve	Designated Reserve	Revaluation Reserve	Total
Balance at 1 January 2024				
As previously reported	208,980	9,781	20,000	238,761
Surplus from Statement of Comprehensive Income	7,620	-	-	7,620
Deficit in Year				
Balance at 31 December 2024	216,600	9,781	20,000	246,381

This income and expenditure account is an unrestricted fund which the trustees are free to use in accordance with charitable objects.

The designated reserves fund consists of Cyclical repairs and maintenance (£4,351), Extra ordinary repairs (£2,180) and Other reserve (£3,250) which can be used in accordance with the objects of the charity.

The revaluation reserve relates solely to Freehold Agricultural Land.

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1 Principle Accounting Policies

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom including Financial Reporting Standard 102 (FRS 102). They are based on the Statement of Recommended Practice for Registered Social Housing Providers 2014 and 2018 update and comply with The Accounting Direction for Private Registered Providers of Social Housing 2015.

The financial statements are prepared under the historical cost basis.

1a Turnover

Turnover represents maintenance contributions receivable.

1b Housing Association Grant and Other Grants

Housing association grant (HAG) is paid by the Housing Corporation to reduce the cost of development, together with grants from other bodies. Grants received are recognised in income on a systematic basis over the expected useful life of the asset to which they relate using the accrual model. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

1c Depreciation

Housing properties:

There is no record of the original cost of the properties and no value is attributed thereto. The housing properties cost relates to improvements carried out in 1999 and includes capitalised interest accrued during development. Housing properties are depreciated over their estimated lives of 50 years.

Land:

Agricultural land is included at Trustees valuation and is not depreciated.

Other fixed assets:

Depreciation is calculated so as to write off the cost of the fixed assets on a reducing balance basis over the expected useful economic lives of the assets concerned. The principal annual rate used for the purpose which is consistent with that of the previous years is:

Equipment	15% per annum
-----------	---------------

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024

1d Cyclical repairs and maintenance

The Cooke Almshouse Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

1e Extraordinary repairs

Costs of extraordinary repairs, unless representing improvement to the properties, are charged to the revenue account in the year in which they are incurred.

1f Cyclical repairs and maintenance reserve

This reserve represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

1g Extraordinary repairs reserve

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

1h Capital equipment reserve

This reserve represents amounts set aside to replace major capital items.

1i Value Added Tax

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

2 Trustees

The Trustees are:

Mr Bruce Lewis	Chair
Mr Tony Sockett	Secretary
Mrs Joan Simpson	
Mrs Brenda Topham	
Clr. Charlie Hogarth	
Mrs Jackie Dusi	
Mrs Kate Ford	

3 Employees

There were no employees at 31 December 2024 (2023, nil).

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

4 Payments to committee members

There were no payments to committee members during the year (2023, nil)

5 Interest receivable and similar income	2024	2023
Bank interest	5,031	4,312
Income from listed investments	527	490
	<u>5,558</u>	<u>4,802</u>

6 Operating surplus

Operating surplus is stated after charging:

Accountancy Fees	2,940	2,760
Depreciation of tangible fixed assets	10,822	10,872

And after crediting:

Government Grant Amortisation	5,023	5,023
Field rent, wayleaves and donations	777	827

7 Taxation and registration

The Trust is a registered charity and is exempt from direct taxation

The charity is registered under the following acts:

Charities Act 2011	Registration number 223340
Housing and Regeneration Act 2008	Registration number A4153

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

8	Fixed Assets	Housing	Non Housing		TOTAL
		Freehold Properties	Freehold Agricultural Land	Equipment	Total
	At 1 January 2024	443,710	20,000	31,865	495,575
	Additions/Disposal	-	-	18,800	18,800
	At 31 December 2024	<u>443,710</u>	<u>20,000</u>	<u>50,665</u>	<u>514,375</u>
	Depreciation				
	At 1 January 2024	212,919	-	19,727	232,646
	Charge for the year	8,874	-	1,948	10,822
	At 31 December 2024	<u>221,793</u>	<u>-</u>	<u>21,675</u>	<u>243,468</u>
	Net Book Value				
	At 31 December 2024	<u>221,917</u>	<u>20,000</u>	<u>28,990</u>	<u>270,907</u>
	At 31 December 2023	<u>230,791</u>	<u>20,000</u>	<u>12,138</u>	<u>262,929</u>

9 Investments

Listed Investments

National Association of Almshouses Common Investment Fund

Cost	Accumulation Shares
At 1 January 2024	9,501
Additions in the year	527
At 31 December 2024	<u>10,028</u>
Net Book Amounts	
At 31 December 2024	<u>10,028</u>
At 31 December 2023	<u>9,501</u>
Market Value	
At 31 December 2024	<u>13,862</u>
At 31 December 2023	<u>12,833</u>

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

10	Debtors	<u>2024</u>	<u>2023</u>
	Arrears of WMC	- 1,971	- 2,760
	Prepayments	654	641
		<u>- 1,317</u>	<u>- 2,119</u>
11	Creditors: amounts falling due within one year	<u>2024</u>	<u>2023</u>
	Government grant	5,023	5,023
	Accruals and creditors	8,361	11,402
		<u>13,384</u>	<u>16,425</u>
12	Creditors: amounts falling due after one year	<u>2024</u>	<u>2023</u>
	Government Grant		
	Deferred income	120,539	125,562
		<u>120,539</u>	<u>125,562</u>
13	Services	<u>2024</u>	<u>2023</u>
	Central control	599	599
	Light and heat	464	631
	Accountancy	2,940	2,760
	Stationery and office supplies	51	50
	Telephone	264	432
	Travel expenses	135	211
	Sundry expenses	1,310	260
		<u>5,763</u>	<u>4,943</u>
14	Management	<u>2024</u>	<u>2023</u>
	Management expenses	2,407	2,350
	Insurance	1,449	1,216
	Subscriptions	988	511
		<u>4,844</u>	<u>4,077</u>

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

15	Day to day repairs and maintenance	<u>2024</u>	<u>2023</u>
	Repairs and renewals	2,325	6,039
	Cyclical maintenance	1,402	1,474
		<u>3,727</u>	<u>7,513</u>
16	Capital commitments	<u>2024</u>	<u>2023</u>
	Contracted less certified	Nil	Nil
	Authorised not contracted	Nil	Nil
		<u>Nil</u>	<u>Nil</u>
17	Contingent Liability		
	There were no contingent liabilities at 31 December 2024 (2023, nil)		
18	Average weekly maintenance contributions	<u>2024</u>	<u>2023</u>
	Average for the year	82	82
		<u>82</u>	<u>82</u>
19	Payments to Creditors	<u>2023</u>	<u>2023</u>
	Average number of days between receipt and payment of purchase invoices	7	7
		<u>7</u>	<u>7</u>
20	Public Benefit Entity		
	The charity is a public benefit entity as defined in paragraph PBE 3.3A of FRS 102.		

COOKE ALMSHOUSE CHARITY

England & Wales - Charity number 223340

Accounts

THE COOKE ALMSHOUSE CHARITY

CONTENTS

	Pages
Information	1
Board of Trustees Report	2
THE COOKE ALMSHOUSE CHARITY	3
FINANCIAL STATEMENTS	4
FOR THE YEAR ENDED 31 DECEMBER 2023	5
Statement of Financial Position	6
Statement of Cash Flow	7
Statement of Change in Reserves	8
Notes to the Financial Statements	9-14

HEPWORTH GRIFFITHS
CHARTERED ACCOUNTANTS

THE COOKE ALMSHOUSE CHARITY

CONTENTS

Pages

1	Information
2	Board of Trustees Report
3	Statement of the Board's Responsibilities
4	Independent Examiner's Report
5	Statement of Comprehensive Income
6	Statement of Financial Position
7	Statement of Cash Flow
8	Statement of Change in Reserves
9-14	Notes to the Financial Statements

THE COOKE ALMHOUSE CHARITY
INFORMATION

Establishment of Registered Social Landlord

The charity is registered under the Housing Act 1996 (Registration number A4153) and the Charities Act 2011 (Registration number 223340).

The Cooke Almhouse Charity was established by Brian Cooke Esq. under a Will dated 5 January 1661. The charity is regulated by a scheme of the Charity Commission.

Trustees

Bruce Lewis	Chair
Mr Tony Sockett	Secretary
Mrs Joan Simpson	
Mrs Brenda Topham	
Clr. Charlie Hogarth	
Mrs Jackie Dusi	
Mr Christopher Clay	(resigned 12/05/2023)
Mrs Kate Ford	(appointed 11/05/2023)

Registered Address

3 Rich Farm Close
Arksey
Doncaster
South Yorkshire
DN5 0SE

Solicitors

Taylor Bracewell
17-23 Thorne Road
Doncaster
South Yorkshire
DN1 2RP

Accountants

Hepworth Griffiths
Chartered Accountants
47/49 Grove Street
Retford
Nottinghamshire
DN22 6LA

COOKE ALMSHOUSE CHARITY

(Registered Charity No. 223340 – Almshouse Association Membership Number 1149)

ANNUAL REPORT FOR 2023

At the Annual General Meeting in May 2023, Bruce Lewis was appointed Chair of the Cooke Almshouse Charity following the death of the previous Chair in late 2022. Bruce has served as a Trustee for a few years and has a lengthy association with charitable organisations. At the January meeting the Trustees considered seeking a replacement Trustee and local Arksey resident Kate Ford was nominated and subsequently appointed.

The Almshouse site includes an allotment area which is used by a number of local people and in return, they maintain the Almshouse grassed areas. Their presence on site is also of value to residents who have additional people to socialise with. The Almshouse site and adjacent allotment is close to open fields, and periodically, vermin have entered the location seeking food. It has been known for vermin to also gain access into the loft areas of the Almshouses and since 2022 the Trustees have agreed to establish a contract with a Pest Control Manager. Site visits to the Almshouses and allotments are made every six weeks.

The Pest Control Officer was on site in early January, which was fortuitous. The Trustee Secretary to the Charity was also in attendance and found the entrance to the lounge area in one of the Almshouses partly blocked due to the resident falling over onto the floor behind the door. The Pest Control Officer assisted the Secretary in lifting the resident onto a chair and the emergency call-put pendant and telephone were used to call for medical help. An ambulance arrived within 30 minutes, and the resident taken to Doncaster Royal Infirmary. Some 12 months on, the resident is in a Care Home and supported by his family who reside locally and are registered with the Cooke Almshouse Charity.

The Chair and three other Trustees attended the Almshouse Association Seminar in Sheffield in March. Whilst the Cooke Almshouse Charity represents a small number of residents and properties, the content and context of the seminar agenda and the presentations made by visiting speakers have proved to be of interest and benefit throughout 2023.

Few as the number of residents and properties may be, it is of importance to ensure that the properties are occupied and that the respective needs of residents are upheld. The Trustees were faced with the challenge of a resident who, whilst paying weekly maintenance contributions and energy costs, did not take up the residency, choosing instead to reside with her "designated friend". The lengthy negotiations eventually resulted in the property becoming available for advertising in the village of Arksey and neighbouring Bentley. Three of the Trustees participated in the interviews and a new resident was appointed who is still of working age and is employed locally.

In terms of emergency call-out, the Almshouse Trustees have established a working arrangement with the City of Doncaster Council for a 24/7 telephone and pendant service. The Trustees make a financial contribution to each eligible resident for the land line rental cost, although residents are responsible for paying the actual call charges. With the advancement of the communication world, the Trustees are presently in conversation with Doncaster Council about the installation of digital call-out facilities.

The Annual General Meeting of the Charity was held in May, when the following appointments were made: Chair – Bruce Lewis; Vice-Chair – Chris Clay; Secretary – Tony Sockett; Trustees – Brenda Topham, Joan Simpson, Jackie Dusi and Kate Ford; City of Doncaster Representative – Charles Hogarth. Confirmation was given to the continued appointment of Janice Hepworth (Financial Manager) and Jackie Hopkins (Clerk). The AGM agenda also included reference to the geographical catchment area for residents and likewise the nomination of Trustees. In these respects, it was recognised that some past decisions associated with the priorities for both residents and Trustees were based on historic documents and the need for the Charity to remain solvent. Chris Clay later resigned as a Trustee for personal reasons.

The Cooke Almshouse Charity holds a number of historic documents, minutes and plans that pre-date the construction renovations undertaken in the 1990's. Doncaster Archives also has documents associated with the Cooke family detailing their presence and influence within the Arksey and Bentley communities. It was reported that Doncaster Archives is in a transition state, but it was considered appropriate to renew our association with the service.

Signed:



Bruce Lewis

Chair of the Cooke Almshouse Charity

Dated: 23 May 2024

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF THE BOARD'S RESPONSIBILITIES

Registered Social Housing legislation requires the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Private Registered Provider (RP) of Social Housing and of the surplus or deficit for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- follow applicable United Kingdom Accounting Standards and The Accounting Direction for Private Registered Providers of Social Housing 2012; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the RP will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RP and to enable it to ensure that the financial statements comply with The Housing and Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing 2012. It has general responsibility for taking reasonable steps to safeguard the assets of the RP and to prevent and detect fraud and other irregularities.

Trustee



**INDEPENDENT EXAMINER'S REPORT TO
THE TRUSTEES OF THE COOKE ALMSHOUSE CHARITY**

We report on the accounts for the year ended 31 December 2023 which are set out on pages 5-14.

Respective responsibilities of trustees and independent examiner

The charity's trustees consider that an audit is not required for this year under both section 144(2) of the Charities Act 2011 (the 2011 Act) and the Housing and Regeneration Act 2008 and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently we do not express an audit opinion on the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which give me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act and the Housing and Regeneration Act 2008; or
- to prepare accounts which accord with these accounting records have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

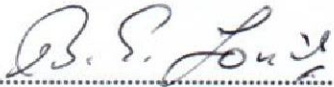
John A Hepworth ACA
Hepworth Griffiths.
Chartered Accountants
47/49 Grove Street
Retford, Notts.
DN22 6LA
Date: 23 May 2024

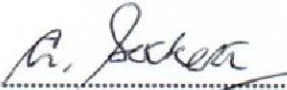
THE COOKE ALMSHOUSE CHARITY
STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED 31 DECEMBER 2023

	<u>Note</u>	<u>2023</u>	<u>2022</u>
TURNOVER		24,875	23,775
OPERATING EXPENDITURE			
Services	13	4,943	5,851
Management	14	4,077	4,011
Day to day maintenance	15	6,039	1,947
Cyclical maintenance	15	1,474	2,421
Empty property expenses		559	857
Refurbishment		-	-
Depreciation	8	10,872 - 27,964	11,081 - 26,168
OTHER INCOME			
Amortisation of Government Grants		5,023	5,023
OPERATING SURPLUS	6	1,934	2,630
Interest Receivable and Similar Income	5	4,802	661
Other income		827	1,413
SURPLUS BEFORE TAX		7,563	4,704
Taxation	7	-	-
SURPLUS FOR THE YEAR		7,563	4,704
Unrealised (Deficit)/Surplus on Revaluation of Fixed Asset Investments		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		7,563	4,704

The results relate wholly to housing activities, all of which are continuing.

The financial statements on page 5 to 14 were approved by the Board of Trustees on 23 May 2024 and signed on its behalf by:

.....  Trustee

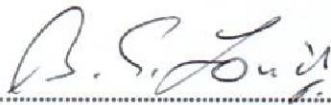
.....  Trustee

The notes on pages 9 to 14 form an integral part of these financial statements

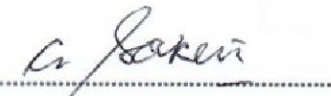
THE COOKE ALMSHOUSE CHARITY
STATEMENT OF FINANCIAL POSITION
YEAR ENDED 31 DECEMBER 2023

		<u>Note</u>	<u>2023</u>	<u>2022</u>
FIXED ASSETS				
Tangible Fixed Assets	4,943	8	262,929	272,167
Investments	4,077	9	9,501	9,011
			272,430	281,178
CURRENT ASSETS				
Trade and Other Debtors	229	10	2,119	2,414
Cash and Cash Equivalents	-		110,437	93,387
			108,318	90,973
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		11	- 16,425	- 10,368
NET CURRENT ASSETS			91,893	80,605
TOTAL ASSETS LESS CURRENT LIABILITIES			364,323	361,783
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR		12	- 125,562	- 130,585
TOTAL NET ASSETS			238,761	231,198
 RESERVES				
Income and Expenditure Reserve		Page 8	208,980	201,417
Designated Reserves		Page 8	9,781	9,781
Revaluation Reserve		Page 8	20,000	20,000
TOTAL RESERVES			238,761	231,198

The accounts were approved by the board and signed on its behalf on 23 May 2024



Trustee



Trustee

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CASH FLOW
YEAR ENDED 31 DECEMBER 2023

	<u>2023</u>		<u>2022</u>
NET CASH GENERATED FROM OPERATING ACTIVITIES	14,372		14,241
CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of Investments	-	490	-
Proceeds from Sale of Investments		-	-
Purchase of Equipment	-	1,634	-
Interest Receivable and Similar Income		4,802	661
	<u>2,678</u>		<u>333</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	17,050		14,574
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	93,387		78,813
CASH AND CASH EQUIVALENTS AT END OF YEAR	110,437		93,387
NET CASH GENERATED FROM OPERATING ACTIVITIES			
Surplus for the Year	7,563		4,704
Adjustments for Non-Cash Items:			
Amortisation of Government Grants	-	5,023	-
Gain/(Loss) on Disposal of Fixed Asset Investments		-	-
Amounts Written Off/(Back to) Tangible Fixed Assets		10,872	11,081
Decrease/(Increase) in Trade and Other Debtors	-	295	2,498
Increase/(Decrease) in Trade and Other Creditors		6,057	1,642
Adjustments for Investing or Financing Activities:			
Interest Receivable and Similar Income	-	4,802	-
Interest Payable		-	-
	<u>14,372</u>		<u>14,241</u>

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CASH FLOW
YEAR ENDED 31 DECEMBER 2023
THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CHANGES IN RESERVES
YEAR ENDED 31 DECEMBER 2023

	Income and Expenditure Reserve	Designated Reserve	Revaluation Reserve	Total
Balance at 1 January 2023				
As previously reported	201,417	9,781	20,000	231,198
Surplus from Statement of Comprehensive Income	7,563	-	-	7,563
Deficit in Year				
Balance at 31 December 2023	208,980	9,781	20,000	238,761

This income and expenditure account is an unrestricted fund which the trustees are free to use in accordance with charitable objects.

The designated reserves fund consists of Cyclical repairs and maintenance (£4,351), Extra ordinary repairs (£2,180) and Other reserve (£3,250) which can be used in accordance with the objects of the charity.

The revaluation reserve relates solely to Freehold Agricultural Land.

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

1 Principle Accounting Policies

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom including Financial Reporting Standard 102 (FRS 102). They are based on the Statement of Recommended Practice for Registered Social Housing Providers 2014 and 2018 update and comply with The Accounting Direction for Private Registered Providers of Social Housing 2015.

The financial statements are prepared under the historical cost basis.

1a Turnover

Turnover represents maintenance contributions receivable.

1b Housing Association Grant and Other Grants

Housing association grant (HAG) is paid by the Housing Corporation to reduce the cost of development, together with grants from other bodies. Grants received are recognised in income on a systematic basis over the expected useful life of the asset to which they relate using the accrual model. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

1c Depreciation

Housing properties:

There is no record of the original cost of the properties and no value is attributed thereto. The housing properties cost relates to improvements carried out in 1999 and includes capitalised interest accrued during development. Housing properties are depreciated over their estimated lives of 50 years.

Land:

Agricultural land is included at Trustees valuation and is not depreciated.

Other fixed assets:

Depreciation is calculated so as to write off the cost of the fixed assets on a reducing balance basis over the expected useful economic lives of the assets concerned. The principal annual rate used for the purpose which is consistent with that of the previous years is:

Equipment	15% per annum
-----------	---------------

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

1d Cyclical repairs and maintenance

The Cooke Almshouse Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

1e Extraordinary repairs

Costs of extraordinary repairs, unless representing improvement to the properties, are charged to the revenue account in the year in which they are incurred.

1f Cyclical repairs and maintenance reserve

This reserve represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

1g Extraordinary repairs reserve

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

1h Capital equipment reserve

This reserve represents amounts set aside to replace major capital items.

1i Value Added Tax

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

2 Trustees

The Trustees are:

Mr Bruce Lewis	Chair
Mr Tony Sockett	Secretary
Mrs Joan Simpson	
Mrs Brenda Topham	
Clr. Charlie Hogarth	
Mrs Jackie Dusi	
Mr Christopher Clay	(resigned 12/05/2023)
Mrs Kate Ford	(appointed 11/05/2023)

3 Employees

There were no employees at 31 December 2023 (2022, nil).

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

4	Payments to committee members		
	There were no payments to committee members during the year (2022, nil)		
5	Interest receivable and similar income	2023	2022
	Bank interest	4,312	333
	Income from listed investments	490	328
		<u>4,802</u>	<u>661</u>
6	Operating surplus	2023	2022
	<i>Operating surplus is stated after charging:</i>		
	Accountancy Fees	2,760	2,640
	Depreciation of tangible fixed assets	10,872	11,081
	<i>And after crediting:</i>		
	Government Grant Amortisation	5,023	5,023
	Field rent, wayleaves and donations	<u>827</u>	<u>1,413</u>

7 Taxation and registration

The Trust is a registered charity and is exempt from direct taxation
The charity is registered under the following acts:

Charities Act 2011	Registration number 223340
Housing and Regeneration Act 2008	Registration number A4153

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

8	Fixed Assets	<u>Housing</u>	<u>Non Housing</u>		<u>TOTAL</u>
		<u>Freehold Properties</u>	<u>Freehold Agricultural Land</u>	<u>Equipment</u>	<u>Total</u>
	At 1 January 2023	443,710	20,000	30,231	493,941
	Additions/Disposal	-	-	1,634	1,634
	At 31 December 2023	<u>443,710</u>	<u>20,000</u>	<u>31,865</u>	<u>495,575</u>
	Depreciation				
	At 1 January 2023	204,045	-	17,729	221,774
	Charge for the year	8,874	-	1,998	10,872
	At 31 December 2023	<u>212,919</u>	<u>-</u>	<u>19,727</u>	<u>232,646</u>
	Net Book Value				
	At 31 December 2023	<u>230,791</u>	<u>20,000</u>	<u>12,138</u>	<u>262,929</u>
	At 31 December 2022	<u>239,665</u>	<u>20,000</u>	<u>12,502</u>	<u>272,167</u>

9 Investments

Listed Investments

National Association of Almshouses Common Investment Fund

Cost	Accumulation Shares
At 1 January 2023	9,011
Additions in the year	490
At 31 December 2023	<u>9,501</u>
Net Book Amounts	
At 31 December 2023	<u>9,501</u>
At 31 December 2022	<u>9,011</u>
Market Value	
At 31 December 2023	<u>12,833</u>
At 31 December 2022	<u>12,083</u>

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

10	Debtors	2023	2022
	Arrears of WMC	-	3,319
	Prepayments	641	905
		<u>2,119</u>	<u>2,414</u>
11	Creditors: amounts falling due within one year	2023	2022
	Government grant	5,023	5,023
	Accruals and creditors	11,402	5,345
		<u>16,425</u>	<u>10,368</u>
12	Creditors: amounts falling due after one year	2023	2022
	Government Grant		
	Deferred income	125,562	130,585
		<u>125,562</u>	<u>130,585</u>
13	Services	2023	2022
	Central control	599	599
	Light and heat	631	494
	Accountancy	2,760	2,640
	Stationery and office supplies	50	50
	Telephone	432	480
	Travel expenses	211	140
	Sundry expenses	260	1,448
		<u>4,943</u>	<u>5,851</u>
14	Management	2023	2022
	Management expenses	2,350	2,350
	Insurance	1,216	1,103
	Subscriptions	511	558
		<u>4,077</u>	<u>4,011</u>

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

15	Day to day repairs and maintenance	<u>2023</u>	<u>2022</u>
	Repairs and renewals	6,039	1,947
	Cyclical maintenance	1,474	2,421
		<u>7,513</u>	<u>4,368</u>
16	Capital commitments	<u>2023</u>	<u>2022</u>
	Contracted less certified	Nil	Nil
	Authorised not contracted	Nil	Nil
		<u>Nil</u>	<u>Nil</u>
17	Contingent Liability		
	There were no contingent liabilities at 31 December 2023 (2022, nil)		
18	Average weekly maintenance contributions	<u>2023</u>	<u>2022</u>
	Average for the year	82	82
		<u>82</u>	<u>82</u>
19	Payments to Creditors	<u>2023</u>	<u>2022</u>
	Average number of days between receipt and payment of purchase invoices	7	7
		<u>7</u>	<u>7</u>
20	Public Benefit Entity		
	The charity is a public benefit entity as defined in paragraph PBE 3.3A of FRS 102.		

COOKE ALMSHOUSE CHARITY

England & Wales - Charity number 223340

Accounts

THE COOKE ALMSHOUSE CHARITY
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

HEPWORTH GRIFFITHS
CHARTERED ACCOUNTANTS

THE COOKE ALMSHOUSE CHARITY

CONTENTS

Pages	
1	Information
2	Board of Trustees Report
3	Statement of the Board's Responsibilities
4	Independent Examiner's Report
5	Statement of Comprehensive Income
6	Statement of Financial Position
7	Statement of Cash Flow
8	Statement of Change in Reserves
9-14	Notes to the Financial Statements

THE COOKE ALMSHOUSE CHARITY
INFORMATION

Establishment of Registered Social Landlord

The charity is registered under the Housing Act 1996 (Registration number A4153) and the Charities Act 2011 (Registration number 223340).

The Cooke Almshouse Charity was established by Brian Cooke Esq. under a Will dated 5 January 1661. The charity is regulated by a scheme of the Charity Commission.

Trustees	Bruce Lewis	Acting Chair
	Mr Tony Sockett	Secretary
	Mr Derek Foster	Chair (Deceased 1 December 2022)
	Mrs Joan Simpson	
	Mrs Brenda Topham	
	Clr. Charlie Hogarth	
	Mrs Jackie Dusi	
Mr Christopher Clay	Appointed 12 May 2022	

Registered Address	3 Rich Farm Close Arksey Doncaster South Yorkshire DN5 0SE
---------------------------	--

Solicitors	Taylor Bracewell 17-23 Thorne Road Doncaster South Yorkshire DN1 2RP
-------------------	--

Accountants	Hepworth Griffiths Chartered Accountants 47/49 Grove Street Retford Nottinghamshire DN22 6LA
--------------------	---

COOKE ALMSHOUSE CHARITY
(Registered Charity Number 223340)
ANNUAL REPORT FOR 2022

In January, a substantial number of Ukrainian citizens fled from their homes to escape from the military attacks by the Russians. Families from countries across Europe offered home to Ukrainian refugees. The Cooke Almshouse Trustees made the decision to offer accommodation in property number 4 which had become vacant following the death of a resident and the decision of his wife to find alternative accommodation away from the Almshouse site. A local Arksey resident of Russian birth was identified as a suitable person to act as the 'designated friend' to any recruits. Noble as this decision was, there was no response to the offer made by the Trustees and property number 4 was subsequently advertised in the local community. The cottage is one of the two larger ones and designed more for a partnership. Following the organisation of arrangements for interviewing applicants, the home was eventually occupied by a local couple.

In between these periods of the year, the Trustees followed their pattern of bimonthly meetings and were pleased to welcome Anya Matthewson, the National Almshouse Association Regional Champion, to a meeting early in the New Year. It was a positive experience made more so by the fact that Anya was also an Almshouse Trustee in the City of York. Chris Clay joined the Trustees to replace Mike Amos and is a welcome addition. His experience of working with a wide cross section of the community will be of great benefit to the team.

2022 was Her Majesty Queen Elizabeth's Platinum Jubilee Year and to celebrate the occasion the Almshouse Charity Trustees organised an Open Day on the 2nd July. To mark the history and contribution made by the Cooke family to the village of Arksey, the open day was a three way partnership between the Old School Restaurant, All Saints Church and the Almshouses. All three locations have a lengthy historical association with the Cooke family. The construction of the Old School and the Almshouses was funded by the Cooke family, and the family vault is located in All Saints Church. Earlier annual reports have identified the contribution of Sir David Cooke, the 12th Baronet who played a major role in encouraging the refurbishment of the Almshouse site in the 1990's. Whilst not a resident of the local community, Sir David undertook the research of his family and requested that upon his death he be interred in the Cooke family vault. He passed away in 2017 leaving only daughters. Given that the hand down baronetcy could only be bequeathed to sons, Sir David negotiated prior to his death that it be passed to the Cooke-Yarborough family who were distant cousins and bygone residents in the former Campsmount Hall at Campsall. The 13th Baronet is Sir Anthony Cooke-Yarborough and resident in Oxfordshire.

The Open Day was a great success with the Old School grounds accommodating entertainment and face painting for children. All Saints Church was the musical setting for the Bentley Community Choir. The Almshouse site provided a display of old photographs and documents, and an opportunity to view the empty Almshouse. The old well from the 17th century and located in the allotment area of the site was supervised by the allotment users who also contributed prizes to the raffle and assisted with the viewing of the site. The Arksey SJA, under the leadership of Janet Havenhand, provided first aid. Almshouse residents joined in the fun and welcomed many visitors to the site.

A programme of the external painting was undertaken and minor repair work carried out on roof repairs. The site backs on to open fields and from time to time, rodents enter the allotment area and on rare occasions find a way into the loft of properties. The Trustees made a decision in 2022 to extend the contract made with Don Valley Pest Control to include setting traps and providing a six weekly examination of the allotments and the Almshouses.

Our oldest resident reached the age of 90 in the latter part of the year and named in the submission to the National Almshouse Association for her to be considered for a Christmas gift. The Trustees were encouraged to provide a similar gift to all residents with each receiving a voucher to be spent at the adjacent Old School restaurant. A voucher was similarly presented to Margaret Tarren, a resident of the village who has raised thousands of pounds for worthwhile causes including the defibrillator now located at the entrance to the Almshouses. Congratulations were extended to Margaret for being selected as the Citizen of the Year by St. Leger Homes, Doncaster.

Sadly the Chair to the Trustees, Derek Foster passed away at the beginning of December. His leadership and support for the residents will be difficult to match, and all associated with the Cooke Almshouse Charity say a huge thankyou for his contribution over many years. Deepest condolences were expressed to his wife and family.

Tony Sockett:

Secretary to the Cooke Almshouse Charity.

Date: 12 January 2023



THE COOKE ALMSHOUSE CHARITY
STATEMENT OF THE BOARD'S RESPONSIBILITIES

Registered Social Housing legislation requires the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Private Registered Provider (RP) of Social Housing and of the surplus or deficit for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- follow applicable United Kingdom Accounting Standards and The Accounting Direction for Private Registered Providers of Social Housing 2012; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the RP will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RP and to enable it to ensure that the financial statements comply with The Housing and Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing 2012. It has general responsibility for taking reasonable steps to safeguard the assets of the RP and to prevent and detect fraud and other irregularities.

Trustee 

**INDEPENDENT EXAMINER'S REPORT TO
THE TRUSTEES OF THE COOKE ALMSHOUSE CHARITY**

We report on the accounts for the year ended 31 December 2022 which are set out on pages 5-14.

Respective responsibilities of trustees and independent examiner

The charity's trustees consider that an audit is not required for this year under both section 144(2) of the Charities Act 2011 (the 2011 Act) and the Housing and Regeneration Act 2008 and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently we do not express an audit opinion on the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which give me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act and the Housing and Regeneration Act 2008; or
- to prepare accounts which accord with these accounting records have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.


John A Hepworth ACA
Hepworth Griffiths.
Chartered Accountants
47/49 Grove Street
Retford, Notts.
DN22 6LA
Date: 10 May 2023


THE COOKE ALMSHOUSE CHARITY
STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED 31 DECEMBER 2022

	<u>Note</u>	<u>2022</u>	<u>2021</u>
TURNOVER		23,775	25,643
OPERATING EXPENDITURE			
Services	13	5,851	2,621
Management	14	4,011	3,829
Day to day maintenance	15	1,947	981
Cyclical maintenance	15	2,421	956
Empty property expenses		857	-
Refurbishment		-	-
Depreciation	8	<u>11,081</u> -	<u>11,470</u> -
		26,168	19,857
OTHER INCOME			
Amortisation of Government Grants		<u>5,023</u>	<u>5,023</u>
OPERATING SURPLUS	6	2,630	10,809
Interest Receivable and Similar Income	5	661	356
Other income		<u>1,413</u>	<u>2,287</u>
SURPLUS BEFORE TAX		4,704	13,452
Taxation	7	-	-
SURPLUS FOR THE YEAR		<u>4,704</u>	<u>13,452</u>
Unrealised (Deficit)/Surplus on Revaluation of Fixed Asset Investments		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u>4,704</u>	<u>13,452</u>

The results relate wholly to housing activities, all of which are continuing.

The financial statements on page 5 to 14 were approved by the Board of Trustees on 11 May 2023 and signed on its behalf by:


..... **Trustee**


..... **Trustee**

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF FINANCIAL POSITION
YEAR ENDED 31 DECEMBER 2022

	<u>Note</u>	<u>2022</u>	<u>2021</u>
FIXED ASSETS			
Tangible Fixed Assets	8	272,167	283,248
Investments	9	9,011	8,683
		<u>281,178</u>	<u>291,931</u>
CURRENT ASSETS			
Trade and Other Debtors	10	- 2,414	84
Cash and Cash Equivalents		93,387	78,813
		<u>90,973</u>	<u>78,897</u>
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			
	11	- 10,368	- 8,726
NET CURRENT ASSETS		<u>80,605</u>	<u>70,171</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		361,783	362,102
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR			
	12	- 130,585	- 135,608
TOTAL NET ASSETS		<u>231,198</u>	<u>226,494</u>
 RESERVES			
Income and Expenditure Reserve	Page 8	201,417	196,713
Designated Reserves	Page 8	9,781	9,781
Revaluation Reserve	Page 8	20,000	20,000
TOTAL RESERVES		<u>231,198</u>	<u>226,494</u>

The accounts were approved by the board and signed on its behalf on 11 May 2023

A. Soeketo
.....

Trustee

B. E. Lewis
.....

Trustee

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CASH FLOW
YEAR ENDED 31 DECEMBER 2022

	<u>2022</u>	<u>2021</u>
NET CASH GENERATED FROM OPERATING ACTIVITIES	14,241	20,688
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Investments	- 328	- 349
Proceeds from Sale of Investments	-	-
Purchase of Equipment	-	- 2,029
Interest Receivable and Similar Income	661	356
	<u>333</u>	<u>- 2,022</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	14,574	18,666
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	78,813	60,147
	<u>78,813</u>	<u>60,147</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>93,387</u>	<u>78,813</u>
NET CASH GENERATED FROM OPERATING ACTIVITIES		
Surplus for the Year	4,704	13,452
Adjustments for Non-Cash Items:		
Amortisation of Government Grants	- 5,023	- 5,023
Gain/(Loss) on Disposal of Fixed Asset Investments	-	-
Amounts Written Off/(Back to) Tangible Fixed Assets	11,081	11,470
Decrease/(Increase) in Trade and Other Debtors	2,498	16
Increase/(Decrease) in Trade and Other Creditors	1,642	1,129
Adjustments for Investing or Financing Activities:		
Interest Receivable and Similar Income	- 661	- 356
Interest Payable	-	-
	<u>14,241</u>	<u>20,688</u>

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CHANGES IN RESERVES
YEAR ENDED 31 DECEMBER 2022

	Income and Expenditure Reserve	Designated Reserve	Revaluation Reserve	Total
Balance at 1 January 2022				
As previously reported	196,713	9,781	20,000	226,494
Surplus from Statement of Comprehensive Income	4,704	-	-	4,704
Deficit in Year				
Balance at 31 December 2022	<u>201,417</u>	<u>9,781</u>	<u>20,000</u>	<u>231,198</u>

This income and expenditure account is an unrestricted fund which the trustees are free to use in accordance with charitable objects.

The designated reserves fund consists of Cyclical repairs and maintenance (£4,351), Extra ordinary repairs (£2,180) and Other reserve (£3,250) which can be used in accordance with the objects of the charity.

The revaluation reserve relates solely to Freehold Agricultural Land.

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

1 Principle Accounting Policies

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom including Financial Reporting Standard 102 (FRS 102). They are based on the Statement of Recommended Practice for Registered Social Housing Providers 2014 and 2018 update and comply with The Accounting Direction for Private Registered Providers of Social Housing 2015.

The financial statements are prepared under the historical cost basis.

1a Turnover

Turnover represents maintenance contributions receivable.

1b Housing Association Grant and Other Grants

Housing association grant (HAG) is paid by the Housing Corporation to reduce the cost of development, together with grants from other bodies. Grants received are recognised in income on a systematic basis over the expected useful life of the asset to which they relate using the accrual model. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

1c Depreciation

Housing properties:

There is no record of the original cost of the properties and no value is attributed thereto. The housing properties cost relates to improvements carried out in 1999 and includes capitalised interest accrued during development. Housing properties are depreciated over their estimated lives of 50 years.

Land:

Agricultural land is included at Trustees valuation and is not depreciated.

Other fixed assets:

Depreciation is calculated so as to write off the cost of the fixed assets on a reducing balance basis over the expected useful economic lives of the assets concerned. The principal annual rate used for the purpose which is consistent with that of the previous years is:

Equipment	15% per annum
-----------	---------------

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022

1d Cyclical repairs and maintenance

The Cooke Almshouse Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

1e Extraordinary repairs

Costs of extraordinary repairs, unless representing improvement to the properties, are charged to the revenue account in the year in which they are incurred.

1f Cyclical repairs and maintenance reserve

This reserve represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

1g Extraordinary repairs reserve

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

1h Capital equipment reserve

This reserve represents amounts set aside to replace major capital items.

1i Value Added Tax

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

2 Trustees

The Trustees are:

Mr Bruce Lowis	Acting Chair
Mr Tony Sockett	Secretary
Mr Derek Foster	Chairman (Deceased 1 December 2022)
Mrs Joan Simpson	
Mrs Brenda Topham	
Clr. Charlie Hogarth	
Mrs Jackie Dusi	
Mr Christopher Clay	Appointed 12 May 2022

3 Employees

There were no employees at 31 December 2022 (2021, nil).

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

4 Payments to committee members

There were no payments to committee members during the year (2021, nil)

5 Interest receivable and similar income	2022	2021
Bank interest	333	7
Income from listed investments	328	349
	<u>661</u>	<u>356</u>

6 Operating surplus	2022	2021
----------------------------	-------------	-------------

Operating surplus is stated after charging:

Accountancy Fees	2,640	2,520
Depreciation of tangible fixed assets	11,081	11,470

And after crediting:

Government Grant Amortisation	5,023	5,023
Field rent, wayleaves and donations	<u>1,413</u>	<u>2,287</u>

7 Taxation and registration

The Trust is a registered charity and is exempt from direct taxation
The charity is registered under the following acts:

Charities Act 2011	Registration number 223340
Housing and Regeneration Act 2008	Registration number A4153

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

8	Fixed Assets	Housing	Non Housing		TOTAL
		Freehold Properties	Freehold Agricultural Land	Equipment	Total
	At 1 January 2022	443,710	20,000	30,231	493,941
	Additions/Disposal	-	-	-	-
	At 31 December 2022	<u>443,710</u>	<u>20,000</u>	<u>30,231</u>	<u>493,941</u>
	Depreciation				
	At 1 January 2022	195,171	-	15,522	210,693
	Charge for the year	8,874	-	2,207	11,081
	At 31 December 2022	<u>204,045</u>	<u>-</u>	<u>17,729</u>	<u>221,774</u>
	Net Book Value				
	At 31 December 2022	<u>239,665</u>	<u>20,000</u>	<u>12,502</u>	<u>272,167</u>
	At 31 December 2021	<u>248,539</u>	<u>20,000</u>	<u>14,709</u>	<u>283,248</u>

9 **Investments**

Listed Investments

National Association of Almshouses Common Investment Fund

	Accumulation Shares
Cost	
At 1 January 2022	8,683
Additions in the year	<u>328</u>
At 31 December 2022	<u>9,011</u>
Net Book Amounts	
At 31 December 2022	<u>9,011</u>
At 31 December 2021	<u>8,683</u>
Market Value	
At 31 December 2022	<u>12,083</u>
At 31 December 2021	<u>11,988</u>

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

10	Debtors	<u>2022</u>	<u>2021</u>
	Arrears of WMC	- 3,319	- 444
	Prepayments	905	528
		<u>- 2,414</u>	<u>84</u>
11	Creditors: amounts falling due within one year	<u>2021</u>	<u>2020</u>
	Government grant	5,023	5,023
	Accruals and creditors	5,345	3,703
		<u>10,368</u>	<u>8,726</u>
12	Creditors: amounts falling due after one year	<u>2021</u>	<u>2020</u>
	Government Grant		
	Deferred income	130,585	135,608
		<u>130,585</u>	<u>135,608</u>
13	Services	<u>2021</u>	<u>2020</u>
	Central control	599	- 1,017
	Light and heat	494	419
	Accountancy	2,640	2,520
	Stationery and office supplies	50	-
	Telephone	480	576
	Travel expenses	140	101
	Sundry expenses	1,448	22
		<u>5,851</u>	<u>2,621</u>
14	Management	<u>2021</u>	<u>2020</u>
	Management expenses	2,350	2,250
	Insurance	1,103	1,042
	Subscriptions	558	537
		<u>4,011</u>	<u>3,829</u>

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

15	Day to day repairs and maintenance	<u>2022</u>	<u>2021</u>
	Repairs and renewals	1,947	981
	Cyclical maintenance	2,421	956
		<u>4,368</u>	<u>1,937</u>
16	Capital commitments	<u>2022</u>	<u>2021</u>
	Contracted less certified	Nil	Nil
	Authorised not contracted	Nil	Nil
		<u>Nil</u>	<u>Nil</u>
17	Contingent Liability	<u>2022</u>	<u>2021</u>
	There were no contingent liabilities at 31 December 2022 (2021, nil)		
18	Average weekly maintenance contributions	<u>2022</u>	<u>2021</u>
	Average for the year	82	82
		<u>82</u>	<u>82</u>
19	Payments to Creditors	<u>2022</u>	<u>2021</u>
	Average number of days between receipt and payment of purchase invoices	7	9
		<u>7</u>	<u>9</u>
20	Public Benefit Entity		
	The charity is a public benefit entity as defined in paragraph PBE 3.3A of FRS 102.		

COOKE ALMSHOUSE CHARITY

England & Wales - Charity number 223340

Accounts

THE COOKE ALMSHOUSE CHARITY
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

HEPWORTH GRIFFITHS
CHARTERED ACCOUNTANTS

THE COOKE ALMSHOUSE CHARITY

CONTENTS

Pages

1	Information
2	Board of Trustees Report
3	Statement of the Board's Responsibilities
4	Independent Examiner's Report
5	Statement of Comprehensive Income
6	Statement of Financial Position
7	Statement of Cash Flow
8	Statement of Change in Reserves
9-14	Notes to the Financial Statements

THE COOKE ALMSHOUSE CHARITY
INFORMATION

Establishment of Registered Social Landlord

The charity is registered under the Housing Act 1996 (Registration number A4153) and the Charities Act 2011 (Registration number 223340).

The Cooke Almshouse Charity was established by Brian Cooke Esq. under a Will dated 5 January 1661. The charity is regulated by a scheme of the Charity Commission.

Trustees

Mr Derek Foster	Chairman
Mr Tony Sockett	Secretary
Mrs Joan Simpson	
Mrs Brenda Topham	
Mr Charlie Hogarth	
Mr Bruce Lewis	
Mr Michael Amos	
Mrs Jackie Dusi	

Registered Address

3 Rich Farm Close
Arksey
Doncaster
South Yorkshire
DN5 0SE

Solicitors

Taylor Bracewell
17-23 Thorne Road
Doncaster
South Yorkshire
DN1 2RP

Accountants

Hepworth Griffiths
Chartered Accountants
47/49 Grove Street
Retford
Nottinghamshire
DN22 6LA

COOKE ALMSHOUSE CHARITY
Registered Charity Number 223340
ANNUAL REPORT FOR 2021

The problems and challenges faced in 2020 in responding to the Covid-19 pandemic continued into 2021 resulting in the postponements of Trustees meetings for the greater part of the year. When regulations and constraints eased, a decision was taken to hold monthly meetings rather than the customary bimonthly ones.

Throughout the year, contact with residents was maintained by the Secretary and when required, the Chair. Where it was necessary to make visits to Almshouse properties by persons associated with monitoring the health and welfare of individuals, and by those contracted to carry out repair and maintenance, face masks were worn and safe distancing maintained. It is pleasing to report that there were no recorded illnesses or infections associated with the pandemic. In terms of other health care matters a series of falls by the oldest resident led to a period of hospitalisation, and on-going home visits on discharge from hospital. A review of her shower facility resulted in amendments to improve access, and provision of additional grab rails for extra safety.

In 2020 the Trustees agreed to a complete replacement of the kitchen units and equipment in property number 4. This was home to a married couple, the husband being an IT specialist who modernised parts of his home and installed a range of labour-saving devices. Sadly, he was affected by a progressive illness which limited his movement. Additional rails and safety equipment were installed at the request of the Senior Occupational Therapist. Sadly, progressive illness resulted in his death just before Christmas.

Despite the restrictions and constraints associated with visitors to the Almshouses, the services of St. Leger Homes (SLH) have continued with annual checks on gas safety. Emergency links to Doncaster Council 'call out' facility have been monitored to check on smoke alarms and falls by residents. SLH undertake minor repairs and maintenance and all residents have telephone access to this facility.

Problems associated with vermin entering properties has resulted in engaging a professional pest control officer who carries out a six-weekly cycle of visits and the service has now been extended to include setting traps and bait in the allotment area to the rear of the Almshouses. The pest control officer was also on hand to deal with a swarm of wasps found to be nesting in the storeroom roof.

The Trustees assets portfolio also includes fields in the vicinity of Arksey, dating back to the period in history when the Cooke family owned significant areas of land in Arksey and nearby Bentley. Whilst much of the land made way for the development of the former coal mining industry and the construction of a major public park, a few fields are managed by a Land Agent and used by local farmers for grazing purposes.

Thanks to the fund-raising activity of a local citizen, sufficient money was raised to provide a defibrillator for the village of Arksey. The Almshouse Charity agreed to locate the lifesaving equipment on a wall at the Almshouses and to provide the electrical connection. The Yorkshire Ambulance Service registered the defibrillator on the The Circuit and provided training to local people. The Secretary to the Trustees is the registered 'Guardian' and carries out a weekly inspection. There has been a call out for the equipment on three occasions, although it was not actually used by the Ambulance Service. Due to the classification of the Almshouse as a Grade II building, advice was sought and approved by the Doncaster Council Planning Directorate Conservation Officer

In terms of repairs funded by the Trustees, this has been minor, with the installation of two locks, replacement of a garden seat and purchase and fitting of an address plaque on the outside gate to the Almshouse properties.

In financial terms, the completion of payments of the loan taken out on the refurbishment of the properties in the 1990's has benefitted the Almshouse accounts, but there are plans for a review of all the properties commencing in 2022 to ascertain improvements needed to maintain the properties as desirable places for people to live.

To close, the Trustees welcome the appointment of Anya Mathewson as the National Almshouse Association Regional Champion. Anya has been very positive in providing advice and direction concerned with one of the residents and the Trustees look forward to her attendance at a meeting early in 2022.

Signed  (Derek Foster – Chair of Trustees) Date : 06 January 2022

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF THE BOARD'S RESPONSIBILITIES

Registered Social Housing legislation requires the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Private Registered Provider (RP) of Social Housing and of the surplus or deficit for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- follow applicable United Kingdom Accounting Standards and The Accounting Direction for Private Registered Providers of Social Housing 2012; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the RP will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RP and to enable it to ensure that the financial statements comply with The Housing and Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing 2012. It has general responsibility for taking reasonable steps to safeguard the assets of the RP and to prevent and detect fraud and other irregularities.

Trustee 

INDEPENDENT EXAMINER'S REPORT TO
THE TRUSTEES OF THE COOKE ALMSHOUSE CHARITY

We report on the accounts for the year ended 31 December 2021 which are set out on pages 5-14.

Respective responsibilities of trustees and independent examiner

The charity's trustees consider that an audit is not required for this year under both section 144(2) of the Charities Act 2011 (the 2011 Act) and the Housing and Regeneration Act 2008 and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently we do not express an audit opinion on the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which give me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act and the Housing and Regeneration Act 2008; or
- to prepare accounts which accord with these accounting records have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

John A Hepworth ACA
Hepworth Griffiths.
Chartered Accountants
47/49 Grove Street
Retford, Notts.
DN22 6LA
Date: 12 May 2022

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED 31 DECEMBER 2021

	<u>Note</u>	<u>2021</u>	<u>2020</u>
TURNOVER		25,643	25,552
OPERATING EXPENDITURE			
Services	13	2,621	4,821
Management	14	3,829	3,738
Day to day maintenance	15	981	3,060
Cyclical maintenance	15	956	323
Empty property expenses			
Refurbishment			
Depreciation	8	<u>11,470</u> - 19,857	<u>11,570</u> - 23,512
OTHER INCOME			
Amortisation of Government Grants		<u>5,023</u>	<u>5,023</u>
OPERATING SURPLUS	6	10,809	7,063
Interest Receivable and Similar Income	5	356	572
Other income		<u>2,287</u>	<u>1,615</u>
SURPLUS BEFORE TAX		13,452	9,250
Taxation	7	<u>-</u>	<u>-</u>
SURPLUS FOR THE YEAR		<u>13,452</u>	<u>9,250</u>
Unrealised (Deficit)/Surplus on Revaluation of Fixed Asset Investments		<u>-</u>	<u>-</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u>13,452</u>	<u>9,250</u>

The results relate wholly to housing activities, all of which are continuing.

The financial statements on page 5 to 14 were approved by the Board of Trustees on 12 May 2022 and signed on its behalf by:


..... Trustee

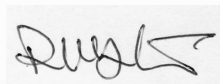

..... Trustee

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF FINANCIAL POSITION
YEAR ENDED 31 DECEMBER 2021

	<u>Note</u>	<u>2021</u>	<u>2020</u>
FIXED ASSETS			
Tangible Fixed Assets	8	283,248	292,689
Investments	9	<u>8,683</u>	<u>8,334</u>
		291,931	301,023
CURRENT ASSETS			
Trade and Other Debtors	10	84	100
Cash and Cash Equivalents		<u>78,813</u>	<u>60,147</u>
		78,897	60,247
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	11	<u>- 8,726</u>	<u>- 7,597</u>
NET CURRENT ASSETS		<u>70,171</u>	<u>52,650</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		362,102	353,673
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	12	<u>- 135,608</u>	<u>- 140,631</u>
TOTAL NET ASSETS		<u>226,494</u>	<u>213,042</u>
 RESERVES			
Income and Expenditure Reserve	Page 8	196,713	183,261
Designated Reserves	Page 8	9,781	9,781
Revaluation Reserve	Page 8	<u>20,000</u>	<u>20,000</u>
TOTAL RESERVES		<u>226,494</u>	<u>213,042</u>

The accounts were approved by the board and signed on its behalf on 12 May 2022



Trustee



Trustee

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CASH FLOW
YEAR ENDED 31 DECEMBER 2021

	<u>2021</u>		<u>2020</u>
NET CASH GENERATED FROM OPERATING ACTIVITIES	20,688		14,193
CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of Investments	-	349	-
Proceeds from Sale of Investments		-	425
Purchase of Equipment	-	2,029	-
Interest Receivable and Similar Income		356	15,295
	<u>-</u>	<u>2,022</u>	<u>-</u>
			<u>572</u>
			<u>15,148</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	18,666		-
			955
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	60,147		61,102
CASH AND CASH EQUIVALENTS AT END OF YEAR	78,813		60,147
NET CASH GENERATED FROM OPERATING ACTIVITIES			
Surplus for the Year	13,452		9,250
Adjustments for Non-Cash Items:			
Amortisation of Government Grants	-	5,023	-
Gain/(Loss) on Disposal of Fixed Asset Investments		-	5,023
Amounts Written Off/(Back to) Tangible Fixed Assets		11,470	-
			11,570
Decrease/(Increase) in Trade and Other Debtors	16		-
Increase/(Decrease) in Trade and Other Creditors	1,129		-
Adjustments for Investing or Financing Activities:			
Interest Receivable and Similar Income	-	356	-
Interest Payable		-	572
	<u>-</u>		<u>-</u>
	20,688		14,193

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CHANGES IN RESERVES
YEAR ENDED 31 DECEMBER 2021

	Income and Expenditure Reserve	Designated Reserve	Revaluation Reserve	Total
Balance at 1 January 2021				
As previously reported	183,261	9,781	20,000	213,042
Surplus from Statement of Comprehensive Income	13,452	-	-	13,452
Deficit in Year				
Balance at 31 December 2021	<u>196,713</u>	<u>9,781</u>	<u>20,000</u>	<u>226,494</u>

This income and expenditure account is an unrestricted fund which the trustees are free to use in accordance with charitable objects.

The designated reserves fund consists of Cyclical repairs and maintenance (£4,351), Extra ordinary repairs (£2,180) and Other reserve (£3,250) which can be used in accordance with the objects of the charity.

The revaluation reserve relates solely to Freehold Agricultural Land.

The notes on pages 9 to 14 form an integral part of these financial statements

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1 Principle Accounting Policies

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom including Financial Reporting Standard 102 (FRS 102). They are based on the Statement of Recommended Practice for Registered Social Housing Providers 2014 and 2018 update and comply with The Accounting Direction for Private Registered Providers of Social Housing 2015.

The financial statements are prepared under the historical cost basis.

1a Turnover

Turnover represents maintenance contributions receivable.

1b Housing Association Grant and Other Grants

Housing association grant (HAG) is paid by the Housing Corporation to reduce the cost of development, together with grants from other bodies. Grants received are recognised in income on a systematic basis over the expected useful life of the asset to which they relate using the accrual model. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

1c Depreciation

Housing properties:

There is no record of the original cost of the properties and no value is attributed thereto. The housing properties cost relates to improvements carried out in 1999 and includes capitalised interest accrued during development. Housing properties are depreciated over their estimated lives of 50 years.

Land:

Agricultural land is included at Trustees valuation and is not depreciated.

Other fixed assets:

Depreciation is calculated so as to write off the cost of the fixed assets on a reducing balance basis over the expected useful economic lives of the assets concerned. The principal annual rate used for the purpose which is consistent with that of the previous years is:

Equipment	15% per annum
-----------	---------------

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1d Cyclical repairs and maintenance

The Cooke Almshouse Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

1e Extraordinary repairs

Costs of extraordinary repairs, unless representing improvement to the properties, are charged to the revenue account in the year in which they are incurred.

1f Cyclical repairs and maintenance reserve

This reserve represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

1g Extraordinary repairs reserve

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

1h Capital equipment reserve

This reserve represents amounts set aside to replace major capital items.

1i Value Added Tax

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

2 Trustees

The Trustees are:

Mr Derek Foster	Chairman
Mr Tony Sockett	Secretary
Mrs Joan Simpson	
Mrs Brenda Topham	
Mr Charlie Hogarth	
Mr Bruce Lowis	
Mr Michael Amos	
Mrs Jackie Dusi	

3 Employees

There were no employees at 31 December 2021 (2020, nil).

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

4 Payments to committee members

There were no payments to committee members during the year (2020, nil)

5 Interest receivable and similar income	2021	2020
Bank interest	7	147
Income from listed investments	349	425
	<u>356</u>	<u>572</u>

6 Operating surplus	2021	2020
---------------------------------	-------------	-------------

Operating surplus is stated after charging:

Accountancy Fees	2,520	2,400
Depreciation of tangible fixed assets	11,470	11,570

And after crediting:

Government Grant Amortisation	5,023	5,023
Field rent, wayleaves and donations	<u>2,287</u>	<u>1,615</u>

7 Taxation and registration

The Trust is a registered charity and is exempt from direct taxation
The charity is registered under the following acts:

Charities Act 2011	Registration number 223340
Housing and Regeneration Act 2008	Registration number A4153

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

8	Fixed Assets	<u>Housing</u>	<u>Non Housing</u>		<u>TOTAL</u>
		<u>Freehold Properties</u>	<u>Freehold Agricultural Land</u>	<u>Equipment</u>	<u>Total</u>
	At January 2021	443,710	20,000	28,202	491,912
	Additions/Disposal	-	-	2,029	2,029
	At 31 December 2021	<u>443,710</u>	<u>20,000</u>	<u>30,231</u>	<u>493,941</u>
	Depreciation				
	At 1 January 2021	186,297	-	12,926	199,223
	Charge for the year	8,874	-	2,596	11,470
	At 31 December 2021	<u>195,171</u>	<u>-</u>	<u>15,522</u>	<u>210,693</u>
	Net Book Value				
	At 31 December 2021	<u>248,539</u>	<u>20,000</u>	<u>14,709</u>	<u>283,248</u>
	At 31 December 2020	<u>257,413</u>	<u>20,000</u>	<u>15,276</u>	<u>292,689</u>

9 **Investments**

Listed Investments

National Association of Almshouses Common Investment Fund

	<u>Accumulation Shares</u>
Cost	
At 1 January 2020	8,334
Additions in the year	<u>349</u>
At 31 December 2021	<u>8,683</u>
Net Book Amounts	
At 31 December 2021	<u>8,683</u>
At 31 December 2020	<u>8,334</u>
Market Value	
At 31 December 2021	<u>11,988</u>
At 31 December 2020	<u>10,593</u>

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

10	Debtors	<u>2021</u>	<u>2020</u>
	Arrears of WMC	- 444	- 413
	Prepayments	<u>528</u>	<u>513</u>
		<u>84</u>	<u>100</u>
11	Creditors: amounts falling due within one year	<u>2021</u>	<u>2020</u>
	Government grant	5,023	5,023
	Accruals and creditors	<u>3,703</u>	<u>2,574</u>
		<u>8,726</u>	<u>7,597</u>
12	Creditors: amounts falling due after one year	<u>2021</u>	<u>2020</u>
	Government Grant		
	Deferred income	<u>135,608</u>	<u>140,631</u>
		<u>135,608</u>	<u>140,631</u>
13	Services	<u>2021</u>	<u>2020</u>
	Central control	- 1,017	1,278
	Light and heat	419	368
	Accountancy	2,520	2,400
	Stationery and office supplies	-	22
	Telephone	576	576
	Travel expenses	101	101
	Sundry expenses	<u>22</u>	<u>76</u>
		<u>2,621</u>	<u>4,821</u>
14	Management	<u>2021</u>	<u>2020</u>
	Management expenses	2,250	2,250
	Insurance	1,042	1,009
	Subscriptions	<u>537</u>	<u>479</u>
		<u>3,829</u>	<u>3,738</u>

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

15	Day to day repairs and maintenance	<u>2021</u>	<u>2020</u>
	Repairs and renewals	981	3,060
	Cyclical maintenance	956	323
		<u>1,937</u>	<u>3,383</u>
16	Capital commitments	<u>2021</u>	<u>2020</u>
	Contracted less certified	Nil	Nil
	Authorised not contracted	Nil	Nil
		<u>Nil</u>	<u>Nil</u>
17	Contingent Liability	<u>2021</u>	<u>2020</u>
	There were no contingent liabilities at 31 December 2021 (2020, nil)		
18	Average weekly maintenance contributions	<u>2021</u>	<u>2020</u>
	Average for the year	82	82
		<u>82</u>	<u>82</u>
19	Payments to Creditors	<u>2021</u>	<u>2020</u>
	Average number of days between receipt and payment of purchase invoices	9	10
		<u>9</u>	<u>10</u>
20	Public Benefit Entity		
	The charity is a public benefit entity as defined in paragraph PBE 3.3A of FRS 102.		

COOKE ALMSHOUSE CHARITY

England & Wales - Charity number 223340

Accounts

THE COOKE ALMSHOUSE CHARITY
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

HEPWORTH GRIFFITHS
CHARTERED ACCOUNTANTS

THE COOKE ALMSHOUSE CHARITY

CONTENTS

Pages

1	Information
2	Board of Trustees Report
3	Statement of the Board's Responsibilities
4	Independent Examiner's Report
5	Statement of Comprehensive Income
6	Statement of Financial Position
7	Statement of Cash Flow
8	Statement of Change in Reserves
9-14	Notes to the Financial Statements

THE COOKE ALMSHOUSE CHARITY
INFORMATION

Establishment of Registered Social Landlord

The charity is registered under the Housing Act 1996 (Registration number A4153) and the Charities Act 2011 (Registration number 223340).

The Cooke Almshouse Charity was established by Brian Cooke Esq. under a Will dated 5 January 1661. The charity is regulated by a scheme of the Charity Commission.

Trustees	Mr Derek Foster	Chairman
	Mr Tony Sockett	Secretary
	Mrs Joan Simpson	
	Mrs Brenda Topham	
	Mr Charlie Hogarth	
	Mr Bruce Lewis	
	Mr Michael Amos	(appointed – 01/01/2020)
	Mrs Jackie Dusi	(appointed – 01/01/2020)

Registered Address	3 Rich Farm Close Arksey Doncaster South Yorkshire DN5 0SE
---------------------------	--

Solicitors	Taylor Bracewell 17-23 Thorne Road Doncaster South Yorkshire DN1 2RP
-------------------	--

Accountants	Hepworth Griffiths Chartered Accountants 47/49 Grove Street Retford Nottinghamshire DN22 6LA
--------------------	---

COOKE ALMSHOUSE CHARITY
Registered Charity Number 223340
ANNUAL REPORT FOR 2020

The work of the Cooke Almshouse Trustees in 2020 was overshadowed by the Covid-19 virus which encompassed countries across the world, bringing to a halt for large periods of the year gatherings such as meetings and events. Traditionally the Trustees meet on the second Thursday on a bimonthly format in the Doncaster Council owned Marsh Lane Communal Hall in Arksey. In this respect, meetings were held in January and then on the 12th March just before the ‘lock down’ period introduced by the Government. No further meetings were held in 2020.

In keeping with the protocol for the appointment of the Chair and Trustees, Derek Foster was elected in November 2019 for the 2020 calendar year. Mike Amos was appointed as Vice-Chair to the Cooke Almshouse Charity for 2020.

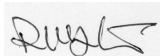
The Covid-19 pandemic may have affected the schedule of Trustees meetings, but the day-to-day management of the Charity and the welfare of residents has continued; the Secretary seeking the authorisation of the Chair as and when required.

At the January meeting the Trustees agreed to finance work required to refurbish the ‘wet room’ in properties 1 and 2 with the provision/replacement of shower, wash basin and toilet, further enhanced with tiled floor and wall. At the March meeting similar agreement was made to replace the toilet and wash basin in property number 3, and to provide cupboards above and below the wash basin. Later in the year, Chair’s approval was given to the replacement of kitchen worktops and cupboards in number 4.

The Almshouses are close to open fields and there is an allotment to the rear of the properties. Whilst it has been known for vermin to gain entry into the Almshouse during winter periods, residents reported that there was evidence of rats gaining entry into the roof during the summer period. Pest control normally provided by Doncaster Council was brought to a halt by the pandemic, officers only dealing with external problems. The decision was taken to establish a one-year contract with a professional pest control company and bimonthly visits and investigation, together with sealing gaps in the rear elevation of the historical walls, and these actions appear to have solved the problem.

The challenges brought about by the restrictions associated with social distancing and gatherings resulted in the cancellation of the biannual Almshouse Open Day planned for June. This event has been useful in engaging with the local community, enhancing the relationship between residents and the on-site allotment gardeners, and raising funds. The Trustees hope that the challenges faced throughout 2020 will ease and that a degree of normality will secure the future of some form of celebration in 2021.

To close, I thank fellow Trustees, the Financial Manager and the Clerk to the Charity for their support and hope that 2021 will see a full return to meetings and ensure the on-going work of the Cooke Almshouse Charity.



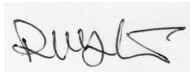
Signed (Derek Foster – Chair of Trustees) Date : 18 June 2021

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF THE BOARD'S RESPONSIBILITIES

Registered Social Housing legislation requires the Board of Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Private Registered Provider (RP) of Social Housing and of the surplus or deficit for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- follow applicable United Kingdom Accounting Standards and The Accounting Direction for Private Registered Providers of Social Housing 2012; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the RP will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RP and to enable it to ensure that the financial statements comply with The Housing and Regeneration Act 2008 and The Accounting Direction for Private Registered Providers of Social Housing 2012. It has general responsibility for taking reasonable steps to safeguard the assets of the RP and to prevent and detect fraud and other irregularities.



Trustee

INDEPENDENT EXAMINER'S REPORT TO
THE TRUSTEES OF THE COOKE ALMSHOUSE CHARITY

We report on the accounts for the year ended 31 December 2020 which are set out on pages 5-14.

Respective responsibilities of trustees and independent examiner

The charity's trustees consider that an audit is not required for this year under both section 144(2) of the Charities Act 2011 (the 2011 Act) and the Housing and Regeneration Act 2008 and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 management committee concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently we do not express an audit opinion on the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which give me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act and the Housing and Regeneration Act 2008; or
- to prepare accounts which accord with these accounting records have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

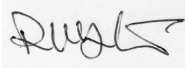
John A Hepworth ACA
Hepworth Griffiths.
Chartered Accountants
47/49 Grove Street
Retford, Notts.
DN22 6LA
Date: 18 June 2021


THE COOKE ALMSHOUSE CHARITY
STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED 31 DECEMBER 2020

	<u>Note</u>	<u>2020</u>	<u>2019</u>
TURNOVER		25,552	25,584
OPERATING EXPENDITURE			
Services	14	4,821	5,096
Management	15	3,738	3,482
Day to day maintenance	16	3,060	1,277
Cyclical maintenance		323	86
Empty property expenses		-	786
Refurbishment		-	-
Depreciation	9	<u>11,570</u>	<u>20,073</u>
		- 23,512	- 20,073
OTHER INCOME			
Amortisation of Government Grants		5,023	5,023
OPERATING SURPLUS	7	<u>7,063</u>	<u>10,534</u>
Interest Receivable and Similar Income	5	572	743
Other income		1,615	977
Interest Payable	6	-	- 245
SURPLUS BEFORE TAX		<u>9,250</u>	<u>12,009</u>
Taxation	8	-	-
SURPLUS FOR THE YEAR	page 8	<u>9,250</u>	<u>12,009</u>
Unrealised (Deficit)/Surplus on Revaluation of Fixed Asset Investments		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		<u>9,250</u>	<u>12,009</u>

The results relate wholly to housing activities, all of which are continuing.

The financial statements on page 5 to 14 were approved by the Board of Trustees on 18 June 2021 and signed on its behalf by:


 Trustee

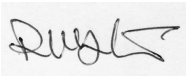


 Trustee

The notes on pages 9 to 14 form an integral part of these financial statements.

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF FINANCIAL POSITION
YEAR ENDED 31 DECEMBER 2020

	<u>Note</u>	<u>2020</u>	<u>2019</u>
FIXED ASSETS			
Tangible Fixed Assets	9	292,689	288,964
Investments	10	8,334	7,909
		<u>301,023</u>	<u>296,873</u>
CURRENT ASSETS			
Trade and Other Debtors	11	100	- 219
Cash and Cash Equivalents		60,147	61,102
		<u>60,247</u>	<u>60,883</u>
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			
	12	- 7,597	- 8,310
NET CURRENT ASSETS		<u>52,650</u>	<u>52,573</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		353,673	349,446
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR			
	13	- 140,631	- 145,654
TOTAL NET ASSETS		<u>213,042</u>	<u>203,792</u>
RESERVES			
Income and Expenditure Reserve	page 8	183,261	174,011
Designated reserves	page 8	9,781	9,781
Revaluation Reserve	page 8	20,000	20,000
TOTAL RESERVES		<u>213,042</u>	<u>203,792</u>

The Accounts were approved by the board and signed on its behalf on 18 June 2021.


 Trustee

 Trustee

The notes on pages 9 to 14 form an integral part of these financial statements.

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CASH FLOW
YEAR ENDED 31 DECEMBER 2020

	<u>2020</u>	<u>2019</u>
NET CASH GENERATED FROM OPERATING ACTIVITIES	14,193	17,052
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Investments	- 425	- 413
Proceeds from Sale of Investments	-	-
Purchase of Equipment	- 15,295	-
Interest Receivable and Similar Income	572	743
	<u>- 15,148</u>	<u>330</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of Bank Loans	-	- 15,854
Interest Payable	-	- 245
	<u>-</u>	<u>- 16,099</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	- 955	1,283
CASH AND CASH EQUIVALENTS AT BEGINING OF YEAR	61,102	59,819
CASH AND CASH EQUIVALENTS AT END OF YEAR	60,147	61,102

NET CASH GENERATED FROM OPERATING ACTIVITIES		
Surplus for the Year	9,250	12,009
Adjustments for Non-Cash Items:		
Amortisation of Government Grants	- 5,023	- 5,023
Gain/(Loss) on Disposal of Fixed Asset Investments	-	-
Amounts Written Off/(Back To) Tangible Fixed Assets	11,570	9,346
Decrease/(Increase) in Trade and Other Debtors	- 319	81
Increase/(Decrease) in Trade and Other Creditors	- 713	1,137
Adjustments for Investing or Financing Activities:		
Interest Receivable and Similar Income	- 572	- 743
Interest Payable	-	245
	<u>14,193</u>	<u>17,052</u>

The notes on pages 9 to 14 form an integral part of these financial statements.

THE COOKE ALMSHOUSE CHARITY
STATEMENT OF CHANGES IN RESERVES
YEAR ENDED 31 DECEMBER 2020

	Income and Expenditure Reserve	Designated Reserve	Revaluation Reserve	Total
Balance at 1 January 2020				
As previously reported	174,011	9,781	20,000	203,792
Surplus from Statement of Comprehensive Income	9,250	-	-	9,250
Deficit in Year				
Balance at 31 December 2020	<u>183,261</u>	<u>9,781</u>	<u>20,000</u>	<u>213,042</u>

The income and expenditure account is an unrestricted fund which the trustees are free to use in accordance with the charitable objects.

The designated reserves fund consists of Cyclical repairs and maintenance (£4,351), Extra ordinary repairs (£2,180) and Other reserve (£3,250) which can be used in accordance with the objects of the charity.

The revaluation reserve relates solely to Freehold Agricultural Land.

The notes on pages 9 to 14 form an integral part of these financial statements.

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

1 Principle Accounting Policies

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom including Financial Reporting Standard 102 (FRS 102). They are based on the Statement of Recommended Practice for Registered Social Housing Providers 2014 and 2018 update and comply with The Accounting Direction for Private Registered Providers of Social Housing 2015.

The financial statements are prepared under the historical cost basis.

1a Turnover

Turnover represents maintenance contributions receivable.

1b Housing Association Grant and Other Grants

Housing association grant (HAG) is paid by the Housing Corporation to reduce the cost of development, together with grants from other bodies. Grants received are recognised in income on a systematic basis over the expected useful life of the asset to which they relate using the accrual model. HAG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

1c Depreciation

Housing properties:

There is no record of the original cost of the properties and no value is attributed thereto. The housing properties cost relates to improvements carried out in 1999 and includes capitalised interest accrued during development. Housing properties are depreciated over their estimated lives of 50 years.

Land:

Agricultural land is included at Trustees valuation and is not depreciated.

Other fixed assets:

Depreciation is calculated so as to write off the cost of the fixed assets on a reducing balance basis over the expected useful economic lives of the assets concerned. The principal annual rate used for the purpose which is consistent with that of the previous years is:

Equipment	15% per annum
-----------	---------------

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2020

1d Cyclical repairs and maintenance

The Cooke Almshouse Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

1e Extraordinary repairs

Costs of extraordinary repairs, unless representing improvement to the properties, are charged to the revenue account in the year in which they are incurred.

1f Cyclical repairs and maintenance reserve

This reserve represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for any year.

1g Extraordinary repairs reserve

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

1h Capital equipment reserve

This reserve represents amounts set aside to replace major capital items.

1i Value Added Tax

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

2 Trustees

The Trustees are:

Mr Derek Foster	Chairman
Mr Tony Sockett	Secretary
Mrs Joan Simpson	
Mrs Brenda Topham	
Mr Charlie Hogarth	
Mr Bruce Lewis	
Mr Michael Amos	(appointed – 01/01/2020)
Mrs Jackie Dusi	(appointed – 01/01/2020)

3 Employees

There were no employees at 31 December 2020 (2019, nil).

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

4 Payments to committee members

There were no payments to committee members during the year. (2019, nil)

5 Interest receivable and similar income	<u>2020</u>	<u>2019</u>
Bank interest	147	330
Income from listed investments	425	413
	<u>572</u>	<u>743</u>

6 Interest payable	<u>2020</u>	<u>2019</u>
On bank loans, overdrafts and other loans: Repayable by instalments	<u>-</u>	<u>245</u>

7 Operating surplus	<u>2020</u>	<u>2019</u>
<i>Operating surplus is stated after charging:</i>		
Accountancy fees	2,400	2,290
Depreciation of tangible fixed assets	11,570	9,346
<i>And after crediting:</i>		
Government grant amortisation	5,023	5,023
Field rent, wayleaves and donation	<u>1,615</u>	<u>977</u>

8 Taxation and registration

The Trust is a registered charity and is exempt from direct taxation.

The Charity is registered under the following acts:

Charities Act 2011	Registration number 223340
Housing and Regeneration Act 2008	Registration number A4153

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

9 Fixed assets	Housing	Non Housing		
	Freehold Properties	Freehold Agricultural Land	Equipment	Total
At 1 January 2020	443,710	20,000	12,907	476,617
Additions/disposal	-	-	15,295	15,295
At 31 December 2020	443,710	20,000	28,202	491,912
Depreciation				
At 1 January 2020	177,423	-	10,230	187,653
Charge for the year	8,874	-	2,696	11,570
At 31 December 2020	186,297	-	12,926	199,223
Net Book Value				
At 31 December 2020	257,413	20,000	15,276	292,689
At 31 December 2019	266,287	20,000	2,677	288,964

10 Investments

Listed Investments

National Association of Almshouses Common Investment Fund

**Accumulation
Shares**

Cost

At 1 January 2020	7,909
Addition in the year	425
At 31 December 2020	8,334

Net Book Amounts

At 31 December 2020	8,334
At 31 December 2019	7,909

Market Value

At 31 December 2020	10,593
At 31 December 2019	10,941

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

11 Debtors	<u>2020</u>	<u>2019</u>
Arrears of WMC and services charges	(413)	(714)
Prepayments	513	495
	<u>100</u>	<u>(219)</u>
12 Creditors: amounts falling due within one year	<u>2020</u>	<u>2019</u>
Bank loans and overdrafts	-	-
Government grant	5,023	5,023
Accruals and creditors	2,574	3,287
	<u>7,597</u>	<u>8,310</u>
13 Creditors: amounts falling due after more than one year		
	<u>2020</u>	<u>2019</u>
Government Grant		
Deferred income	140,631	145,654
	<u>140,631</u>	<u>145,654</u>
14 Services	<u>2020</u>	<u>2019</u>
Central control	1,278	1,198
Light and heat	368	449
Accountancy	2,400	2,290
Stationery and office supplies	22	50
Telephone	576	576
Travel expenses	101	294
Sundry expenses	76	239
	<u>4,821</u>	<u>5,096</u>
15 Management	<u>2020</u>	<u>2019</u>
Management expenses	2,250	1,950
Insurance	1,009	1,055
Subscriptions	479	477
Bank charges	-	-
	<u>3,738</u>	<u>3,482</u>

THE COOKE ALMSHOUSE CHARITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

16 Day to day repairs and maintenance	<u>2020</u>	<u>2019</u>
Repairs and renewals	<u>3,060</u>	<u>1,277</u>

17 Capital commitments	<u>2020</u>	<u>2019</u>
Contracted less certified	Nil	Nil
Authorised not contracted	<u>Nil</u>	<u>Nil</u>

18 Contingent Liability

There were no contingent liabilities at 31 December 2020. (2019, nil)

19 Average weekly maintenance contributions	<u>2020</u>	<u>2019</u>
Average for the year	<u>82</u>	<u>82</u>

20 Payments to creditors	<u>2020</u>	<u>2019</u>
Average number of days between receipt and payment of purchase invoices	<u>10</u>	<u>14</u>

21 Public Benefit Entity

The charity is a public benefit entity as defined in paragraph PBE 3.3A of FRS 102.