

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

HEPWORTH GRIFFITHS
CHARTERED ACCOUNTANTS

THE COOKE ALMSHOUSE CHARITY

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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 Lowis	
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	<u>10,809</u>	<u>7,063</u>
Interest Receivable and Similar Income	5	356	572
Other income		<u>2,287</u>	<u>1,615</u>
SURPLUS BEFORE TAX		<u>13,452</u>	<u>9,250</u>
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:

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Trustee

.....

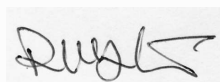
Trustee

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	- 425
Proceeds from Sale of Investments	-	-
Purchase of Equipment	- 2,029	- 15,295
Interest Receivable and Similar Income	356	572
	<u>- 2,022</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
	<u>78,813</u>	<u>60,147</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR		
	<u>78,813</u>	<u>60,147</u>
 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	- 5,023
Gain/(Loss) on Disposal of Fixed Asset Investments	-	-
Amounts Written Off/(Back to) Tangible Fixed Assets	11,470	11,570
Decrease/(Increase) in Trade and Other Debtors	16	- 319
Increase/(Decrease) in Trade and Other Creditors	1,129	- 713
Adjustments for Investing or Financing Activities:		
Interest Receivable and Similar Income	- 356	- 572
Interest Payable	-	-
	<u>20,688</u>	<u>14,193</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 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
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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 Lewis	
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
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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	Housing	Non Housing		TOTAL
		Freehold Properties	Freehold Agricultural Land	Equipment	Total
	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

	Accumulation Shares
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	528	513
		<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	3,703	2,574
		<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	135,608	140,631
		<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	22	76
		<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	537	479
		<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
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
19	Payments to Creditors	<u>2021</u>	<u>2020</u>
	Average number of days between receipt and payment of purchase invoices	9	10
20	Public Benefit Entity		
	The charity is a public benefit entity as defined in paragraph PBE 3.3A of FRS 102.		