

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.

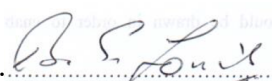
Bruce E Lewis  (Chair of the Cooke Almshouse Charity) Dated8/05/2025.....

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.

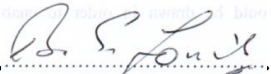
John A Hepworth ACA
Hepworth Griffiths.
Chartered Accountants
47/49 Grove Street
Retford, Notts.
DN22 6LA
Date: 8 May 2025

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	<u>784</u>	<u>1,934</u>
Interest Receivable and Similar Income	5	5,558	4,802
Other income		<u>1,278</u>	<u>827</u>
SURPLUS BEFORE TAX		<u>7,620</u>	<u>7,563</u>
Taxation	7	<u>-</u>	<u>-</u>
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		<u>-</u>	<u>-</u>
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:

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Trustee

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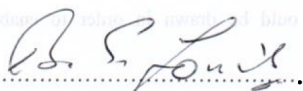

Trustee

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

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Trustee

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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	-	-
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
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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 Lowis	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	<u>777</u>	<u>827</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 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

	Accumulation Shares
Cost	
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
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
19	Payments to Creditors	<u>2023</u>	<u>2023</u>
	Average number of days between receipt and payment of purchase invoices	7	7
20	Public Benefit Entity		
	The charity is a public benefit entity as defined in paragraph PBE 3.3A of FRS 102.		