

# ROBERT BIRD COTTAGE HOMES CHARITY

England & Wales · Charity number 233341

## Details

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Other names	ROBERT BIRD'S COTTAGE HOMES, THE ROBERT BIRD COTTAGE HOMES CHARITY
Status	Registered
Legal form	Other
Registered	1964-04-17
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	Purcross Wayford Crewkerne Somerset TA18 8QL
Phone	0146078907
Email	<a href="mailto:atkinson.gr@btinternet.com">atkinson.gr@btinternet.com</a>

## Activities

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**Objects:** MAINTAIN PROPERTY OF THE CHARITY AND APPLY THE INCOME FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OF THE CHARITY

**Activities:** Providing housing for retired people with low financial support

## Classification

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

## Geography

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- **Area of benefit:** CREWKERNE
- Somerset

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-07	£32,730	£8,570	-	-
2024-08-07	£31,932	£15,639	-	-
2023-08-07	£29,359	£8,230	-	-
2022-08-07	£26,501	£6,551	-	-
2021-08-07	£26,515	£21,423	-	-

## Trustees

Name	Role	Appointed
CHRISTINE JOY ELAINE RAWE		2024-05-20
Ian Stewart-Pearson		2025-09-29
James Patrick McAlister		2021-09-14
Kevin David Province		2023-05-28
Philippa Louise Smith		2018-05-08
Rev Christopher James Davis		2022-01-13

**ROBERT BIRD COTTAGE HOMES CHARITY**

England & Wales - Charity number 233341

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# Accounts

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## Trustees' Annual Report for the period

From 8<sup>th</sup> August, 2024 Period start date To 7<sup>th</sup> August, 2025 Period end date

Charity name: Robert Bird Cottage Homes Charity

Charity registration number: 233341

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The provision, maintenance and upkeep of 5 alms-houses, located in Birds Close, Crewkerne, Somerset TA18 8BQ
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Ensure that the alms-houses are kept in a good state of repair and that all tenants are abiding by the terms of their respective leases. Follow-up on any building defects or defects reported by tenants. Coordinate any repairs or maintenance work required, partnering with approved local tradesman and ensure works are carried out to high standard. Maintain good working relationship with all tenants, with a view to their general health and well-being.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees had regard to the guidance issued by the Charity Commission on public benefit.

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>Alms-house residents are typically from low-income backgrounds and/or residents who are potentially vulnerable and may need additional support.</p> <p>Annual building surveys were carried out in July 2025, with minor works and required repairs noted. Repair works contracted out to approved local suppliers/tradesmen.</p> <p><i>Effective as of June 2025:</i> Residents are no longer responsible for internal upkeep, as recommended by the Alms-house Association. Internal maintenance/decoration is therefore now covered by the charity, and Weekly Maintenance Contributions (WMCs) have been increased accordingly.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Objectives met
Performance of fundraising activities against objectives set	Para 1.41	N/A
Investment performance against objectives	Para 1.41	Objectives met
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity's financial position is sound	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held for: 1. Cyclical maintenance fund 2. Extraordinary repair fund	
Amount of reserves held	Para 1.22	£480,506	
Reasons for holding zero reserves	Para 1.22	N/A	
Details of fund materially in deficit	Para 1.24	N/A	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Charity Commission Scheme dated 27 <sup>th</sup> May 1992
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Unincorporated association
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees should number six competent persons: the Rector of St Bartholomew's Church, Crewkerne; two churchwardens; one councillor (a nominated Trustee) and two co-opted Trustees (the Chairman plus one other, currently vacant). The Officers comprise the Treasurer and Clerk.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	New trustees provided with appropriate documentation and one-to-one guidance
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	The Robert Bird Cottage Homes Charity
Other name the charity uses	
Registered charity number	233341
Charity's principal address	N/A Chairman's address: 3 Church Street, Crewkerne, Somerset TA18 7HR



**Funds held as custodian trustees on behalf of others**

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

**Additional information (optional)**

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Exemptions from disclosure**

Reason for non-disclosure of key personnel details

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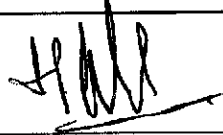

**Other optional information**

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# Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	James Patrick McAlister	Geoffrey Robert Atkinson
Position (eg Secretary, Chair, etc)	Chairman	Treasurer
Date	23 <sup>rd</sup> March, 2026	

**ROBERT BIRDS COTTAGE HOMES  
ACCOUNTS  
FOR THE YEAR ENDED 7 AUGUST 2025**

**Robert Birds Cottage Homes  
Contents of the Accounts  
For The Year Ended 7 August 2025**

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**Robert Birds Cottage Homes  
Trust Details  
For The Year Ended 7 August 2025**

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**Charity Registration number:** 233341

**Trustees:** J. McAlister (Chairman)  
Rev. C.J Davis  
Mrs P. Smith  
K. Province  
Mrs C. Rawe

Robert Birds Cottage Homes  
Independent Examiner's Report  
For The Year Ended 7 August 2025

I report to the charity trustees on my examination of the accounts of the Trust for the year ended 7th August 2025.

**Responsibilities and basis of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of your charity's accounts as carried out under section 145 of the 2011 Act. In carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which give me cause to believe that, in any material respect:

The accounting records were not kept in accordance with section 130 of the Charities Act; or  
the accounts do not accord with such records; or  
the accounts do not comply with the applicable accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed: G.H. Creech ..... Mr G.H. Creech

RETIRED LEGAL EXECUTIVE

Address:  
4 Fairfield  
Crewkerne  
Somerset TA18 8BU

Date: 31st December 2025.

**Robert Birds Cottage Homes  
Receipts and Payments Account  
For The Year Ended 7 August 2025**

	2025		2024	
	£	£	£	£
<b>Property Income</b>				
Contributions from residents		14,749		14,853
Careline System contributions		-		109
		<b>14,749</b>		<b>14,962</b>
<b>Investment Income</b>				
COIF Investment Fund dividends		48		47
M&G Multi Asset Fund dividends		15,949		14,774
COIF Deposit Fund interest		1,950		2,114
HSBC Deposit Account interest		34		35
		<b>32,730</b>		<b>31,932</b>
<b>Expenditure</b>				
Careline System (refund)		-		(222)
Water rates	1,647		929	
Repairs and maintenance	4,103		12,817	
Premises insurance	1,047		1,005	
Christmas Gifts for Residents	250		250	
Clerk's Salary	540		540	
Treasurer's Salary	540		540	
National Association of Almshouses	275		267	
Chairman's Expenses	-		-	
Clerk's Expenses	-		-	
Treasurer's Expenses	-		-	
Accounts Examiner's Fee	100		100	
Bank charges	68		67	
		<b>8,570</b>		<b>16,293</b>
<b>NET SURPLUS</b>		<b>24,160</b>		<b>15,639</b>

**Robert Birds Cottage Homes  
Balance Sheet  
As at 7 August 2025**

	Notes	2025		2024	
		£	£	£	£
<b>FIXED ASSETS</b>					
Investments	2		436,035		398,264
Tangible Assets	3		46,199		46,199
			482,234		444,463
<b>CURRENT ASSETS</b>					
COIF Deposit Account		44,471		42,521	
HSBC Bank Accounts		19,189		12,928	
		63,660		55,449	
<b>CURRENT LIABILITIES</b>					
<b>NET CURRENT ASSETS</b>			<b>63,660</b>		<b>55,449</b>
<b>NET ASSETS</b>			<b>545,894</b>		<b>499,912</b>
<b>RESERVES</b>					
Balance at 8 August 2024	4		499,912		457,427
Net Surplus/(Deficit) for the year			45,982		42,485
<b>Balance Carried Forward</b>			<b>545,894</b>		<b>499,912</b>

This Balance Sheet and accompanying Receipts and Payments Account have been prepared from the books and records of the Charity

Signed:  .....G.R. Atkinson

Treasurer

Address:  
Purcross  
Wayford  
Crewkerne  
Somerset TA18 8QL

Date: 30/9/2025

**Robert Birds Cottage Homes**  
**Notes to the Accounts**  
**For The Year Ended 7 August 2025**

**1. Accounting Policy**

These accounts have been prepared on a receipts and payments basis in accordance with charity accounting and reporting requirements.

**2. Investments**

	<b>M&amp;G Multi Asset Fund</b>	<b>COIF Investment Fund</b>	<b>Total</b>
	£	£	£
<b>Market Value</b>			
As at 8 August 2024	396,543	1,721	398,264
Income Added	15,949	-	15,949
Capital Value Movements	21,850	(28)	21,822
As at 7 August 2025	<u>434,342</u>	<u>1,693</u>	<u>436,035</u>
<b>Net Book Value</b>			
As at 7 August 2025	<u>434,342</u>	<u>1,693</u>	<u>436,035</u>
As at 8 August 2024	<u>396,643</u>	<u>1,721</u>	<u>398,264</u>

Investments are stated at market value.

M&G Charity Multi Asset Fund comprises 3336.836 Accumulation units.

COIF Charities Investment Fund comprises 65.68 Income units.

**3. Tangible Assets**

	<b>Property Improvements</b>
	£
<b>Cost</b>	
As at 8 August 2024	46,199
As at 7 August 2025	<u>46,199</u>
<b>Net Book Value</b>	
As at 7 August 2025	<u>46,199</u>
As at 8 August 2024	<u>46,199</u>

The Trust owns the freehold interest in five bungalows, Nos 2,3,6,7 & 8 Birds Close, Crewkerne TA18 8BQ.

Title to the properties is vested in the Official Custodian for Charities on behalf of the trustees.

No value is attributed to the freehold interest in these accounts.

**4. Reserves**

	<b>Extraordinary Repair Fund</b>	<b>General Reserve Fund</b>	<b>Total</b>
	£	£	£
As at 8 August 2024	396,543	103,369	499,912
Investment Value Movements in Year	21,850	(28)	21,822
Income Surplus/(Deficit)	15,949	8,211	24,160
As at 7 August 2025	<u>434,342</u>	<u>111,552</u>	<u>545,894</u>

**ROBERT BIRD COTTAGE HOMES CHARITY**

England & Wales - Charity number 233341

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# Accounts

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## Trustees' Annual Report for the period

From 8<sup>th</sup> August, 2023 Period start date To 7<sup>th</sup> August, 2024 Period end date

Charity name: Robert Bird Cottage Homes Charity

Charity registration number: 233341

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The provision, maintenance and upkeep of 5 alms-houses, located in Birds Close, Crewkerne, Somerset TA18 8BQ
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Ensure that the alms-houses are kept in a good state of repair and that all tenants are abiding by the terms of their respective leases. Follow-up on any building defects or defects reported by tenants. Coordinate any repairs or maintenance work required, partnering with approved local tradesman and ensure works are carried out to high standard. Maintain good working relationship with all tenants, with a view to their general health and well-being.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees had regard to the guidance issued by the Charity Commission on public benefit.

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>Alms-house residents are typically from low-income backgrounds and/or residents who are potentially vulnerable and may need additional support.</p> <p>Annual building surveys were carried out in early July 2024, with minor works and required repairs noted. Repair works contracted out to approved local suppliers/tradesmen.</p> <p>Residents are responsible for internal upkeep and outside space/gardens. Almshouse association recommended that internal maintenance/decoration should now be covered by the charity, effective as of 2025.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Objectives met
Performance of fundraising activities against objectives set	Para 1.41	N/A
Investment performance against objectives	Para 1.41	Objectives met
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity's financial position is sound	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held for: 1. Cyclical maintenance fund 2. Extraordinary repair fund	
Amount of reserves held	Para 1.22	£440,785	
Reasons for holding zero reserves	Para 1.22	N/A	
Details of fund materially in deficit	Para 1.24	N/A	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Charity Commission Scheme dated 27 <sup>th</sup> May 1992
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Unincorporated association
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees should number six competent persons: the Rector of St Bartholomew's Church, Crewkerne; two churchwardens; one councillor (a nominated Trustee) and two co-opted Trustees (the Chairman plus one other, currently vacant). The Officers comprise the Treasurer and Clerk.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	New trustees provided with appropriate documentation and one-to-one guidance
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	The Robert Bird Cottage Homes Charity
Other name the charity uses	
Registered charity number	233341
Charity's principal address	N/A Chairman's address: 3 Church Street, Crewkerne, Somerset TA18 7HR

**Funds held as custodian trustees on behalf of others**

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

**Additional information (optional)**

**Names and addresses of advisers (Optional information)**

**Type of adviser      Name      Address**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Exemptions from disclosure**

Reason for non-disclosure of key personnel details

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**Other optional information**

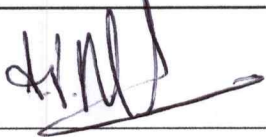
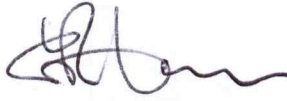
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## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	James Patrick McAlister	Geoffrey Robert Atkinson
<b>Position (eg Secretary, Chair, etc)</b>	Chairman	Treasurer

**Date** 12<sup>th</sup> May, 2025

**ROBERT BIRDS COTTAGE HOMES  
ACCOUNTS  
FOR THE YEAR ENDED 7 AUGUST 2024**

Robert Birds Cottage Homes  
Contents of the Accounts  
For The Year Ended 7 August 2024

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Robert Birds Cottage Homes  
Trust Details  
For The Year Ended 7 August 2024

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Charity Registration number: 233341

Trustees:  
J. McAlister (Chairman)  
D. Wakeman (resigned 5 February 2024)  
Rev. C.J Davis  
Mrs P. Smith  
K. Province  
Mrs C. Rawe (appointed 20 May 2024)

Robert Birds Cottage Homes  
Independent Examiner's Report  
For The Year Ended 7 August 2024

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I report to the charity trustees on my examination of the accounts of the Trust for the year ended 7th August 2024.

**Responsibilities and basis of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of your charity's accounts as carried out under section 145 of the 2011 Act. In carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which give me cause to believe that, in any material respect:

The accounting records were not kept in accordance with section 130 of the Charities Act; or  
the accounts do not accord with such records; or  
the accounts do not comply with the applicable accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed: G. H. Creech ..... Mr G.H. Creech

RETIRED LEGAL EXECUTIVE

Address:  
4 Fairfield  
Crewkerne  
Somerset TA18 8BU

Date: 26<sup>TH</sup> NOVEMBER 2024

**Robert Birds Cottage Homes  
Receipts and Payments Account  
For The Year Ended 7 August 2024**

	2024		2023	
	£	£	£	£
<b>Property Income</b>				
Contributions from residents		14,853		14,895
Careline System contributions		109		429
		<b>14,962</b>		<b>15,324</b>
<b>Investment Income</b>				
COIF Investment Fund dividends		47		47
M&G Multi Asset Fund dividends		14,774		13,484
NS&I Investment Account interest		-		85
COIF Deposit Fund interest		2,114		407
HSBC Deposit Account interest		35		12
		<b>31,932</b>		<b>29,359</b>
<b>Expenditure</b>				
Careline System (refund)	(222)		525	
Water rates	929		2,415	
Repairs and maintenance	12,817		2,522	
Premises insurance	1,005		1,118	
Christmas Gifts for Residents	250		250	
Clerk's Salary	540		540	
Treasurer's Salary	540		540	
National Association of Almshouses	267		153	
Chairman's Expenses	-		-	
Clerk's Expenses	-		-	
Treasurer's Expenses	-		-	
Accounts Examiner's Fee	100		100	
Bank charges	67		67	
		<b>16,293</b>		<b>8,230</b>
<b>NET SURPLUS</b>		<b>15,639</b>		<b>21,129</b>

**Robert Birds Cottage Homes**  
**Balance Sheet**  
**As at 7 August 2024**

		2024		2023	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Investments	2		398,264		356,644
Tangible Assets	3		46,199		46,199
			444,463		402,843
<b>CURRENT ASSETS</b>					
COIF Deposit Account		42,521		40,407	
HSBC Bank Accounts		12,928		14,177	
		55,449		54,584	
<b>CURRENT LIABILITIES</b>					
<b>NET CURRENT ASSETS</b>			<b>55,449</b>		<b>54,584</b>
<b>NET ASSETS</b>			<b>499,912</b>		<b>457,427</b>
<b>RESERVES</b>					
Balance at 8 August 2023	4		457,427		444,163
Net Surplus/(Deficit) for the year			42,485		13,264
<b>Balance Carried Forward</b>			<b>499,912</b>		<b>457,427</b>

This Balance Sheet and accompanying Receipts and Payments Account have been prepared from the books and records of the Charity

Signed:  .....G.R. Atkinson

**Treasurer**

Address:  
Purcross  
Wayford  
Crewkerne  
Somerset TA18 8QL

Date: 16/10/2024

**Robert Birds Cottage Homes**  
**Notes to the Accounts**  
**For The Year Ended 7 August 2024**

**1. Accounting Policy**

These accounts have been prepared on a receipts and payments basis in accordance with charity accounting and reporting requirements.

**2. Investments**

	<b>M&amp;G Multi Asset Fund</b>	<b>COIF Investment Fund</b>	<b>Total</b>
	£	£	£
<b>Market Value</b>			
As at 8 August 2023	355,023	1,621	356,644
Income Added	14,774	-	14,774
Capital Value Movements	26,746	100	26,846
As at 7 August 2024	<u>396,543</u>	<u>1,721</u>	<u>398,264</u>
<b>Net Book Value</b>			
As at 7 August 2024	<u>396,543</u>	<u>1,721</u>	<u>398,264</u>
As at 8 August 2023	<u>354,023</u>	<u>1,621</u>	<u>356,644</u>

Investments are stated at market value.

M&G Charity Multi Asset Fund comprises 3336.836 Accumulation units.

COIF Charities Investment Fund comprises 85.68 Income units.

**3. Tangible Assets**

	<b>Property Improvements £</b>
<b>Cost</b>	
As at 8 August 2023	46,199
As at 7 August 2024	<u>46,199</u>
<b>Net Book Value</b>	
As at 7 August 2024	<u>46,199</u>
As at 8 August 2023	<u>46,199</u>

The Trust owns the freehold interest in five bungalows, Nos 2,3,6,7 & 8 Birds Close, Crewkerne TA18 8BQ.

Title to the properties is vested in the Official Custodian for Charities on behalf of the trustees.

No value is attributed to the freehold interest in these accounts.

**4. Reserves**

	<b>Extraordinary Repair Fund</b>	<b>General Reserve Fund</b>	<b>Total</b>
	£	£	£
As at 8 August 2023	355,023	102,404	457,427
Investment Value Movements in Year	26,746	100	26,846
Income Surplus/(Deficit)	14,774	865	15,639
As at 7 August 2024	<u>396,543</u>	<u>103,369</u>	<u>499,912</u>

**ROBERT BIRD COTTAGE HOMES CHARITY**

England & Wales - Charity number 233341

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# Accounts

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## Trustees' Annual Report for the period

From 8<sup>th</sup> August, 2022 Period start date To 7<sup>th</sup> August, 2023 Period end date

Charity name: Robert Bird Cottage Homes Charity

Charity registration number: 233341

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The provision, maintenance and upkeep of 5 alms-houses, located in Birds Close, Crewkerne, Somerset TA18 8BQ
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Ensure that the alms-houses are kept in a good state of repair and that all tenants are abiding by the terms of their respective leases. Follow-up on any building defects or defects reported by tenants. Coordinate any repairs or maintenance work required, partnering with approved local tradesman and ensure works are carried out to high standard. Maintain good working relationship with all tenants, with a view to their general health and well-being.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees had regard to the guidance issued by the Charity Commission on public benefit.

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>Alms-house residents are typically from low-income backgrounds and/or residents who are potentially vulnerable and may need additional support.</p> <p>Annual building surveys were carried out in July 2023, with defects and required repairs noted. Repair works contracted out to approved local suppliers/tradesmen.</p> <p>Tenants are responsible for internal decoration/maintenance and outside space/gardens: two were asked to make minor improvements/alternations, in line with their terms of their respective leases.</p>

### Additional Information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Objectives met
Performance of fundraising activities against objectives set	Para 1.41	N/A
Investment performance against objectives	Para 1.41	Objectives met
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity's financial position is sound	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held for: 1. Cyclical maintenance fund 2. Extraordinary repair fund	
Amount of reserves held	Para 1.22	£397,051	
Reasons for holding zero reserves	Para 1.22	N/A	
Details of fund materially in deficit	Para 1.24	N/A	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A	

### Additional Information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Charity Commission Scheme dated 27 <sup>th</sup> May 1992
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Unincorporated association
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees should number six competent persons: the Rector of St Bartholomew's Church, Crewkerne; two churchwardens; one councillor (a nominated Trustee) and two co-opted Trustees (the Chairman plus one other, currently vacant). The Officers comprise the Treasurer and Clerk.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	New trustees provided with appropriate documentation and one-to-one guidance
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	The Robert Bird Cottage Homes Charity
Other name the charity uses	
Registered charity number	233341
Charity's principal address	N/A Chairman's address: 3 Church Street, Crewkerne, Somerset TA18 7HR

**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	J. McAlister	Co-Opted Trustee (Chairman)		
2	D. Wakeman	Nominated Trustee		Crewkerne Town Council
3	Rev C. J. Davis	Ex-Officio Trustee (Vicar, St Bartholomew's Church)		
4	P. Smith	Ex-Officio Trustee (Churchwarden)		
5	C. Newman	Ex-Officio Trustee (Churchwarden)	8 <sup>th</sup> August 2022 – 27 <sup>th</sup> May, 2023	
6	K. Province	Ex-Officio Trustee (Churchwarden)	28 <sup>th</sup> May - 7 <sup>th</sup> August 2023	
7	G. Atkinson	Officer (Treasurer)		
8	G. Clotworthy	Officer (Clerk)		
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				

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

Director name		

**Name of trustees holding title to property belonging to the charity**

Trustee name	Dates acted if not for whole year	

**Funds held as custodian trustees on behalf of others**

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

**Additional information (optional)**

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Exemptions from disclosure**

**Reason for non-disclosure of key personnel details**

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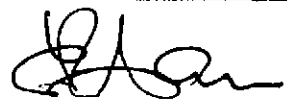
**Other optional information**

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# Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	James Patrick McAlister	Geoffrey Robert Atkinson
Position (eg Secretary, Chair, etc)	Chairman	Treasurer
Date	1 <sup>st</sup> May, 2024	

**ROBERT BIRDS COTTAGE HOMES  
ACCOUNTS  
FOR THE YEAR ENDED 7 AUGUST 2023**

**Robert Birds Cottage Homes  
Contents of the Accounts  
For The Year Ended 7 August 2023**

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Independent Examiner's Report	2
Receipts and Payments Account	3
Balance Sheet	4
Notes to the Accounts	5

Robert Birds Cottage Homes  
Trust Details  
For The Year Ended 7 August 2023

---

Charity Registration number: 233341

Trustees: J. McAllister (Chairman)  
D. Wakeman  
Rev. C.J Davis  
P. Smith  
C. Newman

Robert Birds Cottage Homes  
Independent Examiner's Report  
For The Year Ended 7 August 2023

I report to the charity trustees on my examination of the accounts of the Trust for the year ended 7th August 2023.

**Responsibilities and basis of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of your charity's accounts as carried out under section 145 of the 2011 Act. In carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which give me cause to believe that, in any material respect:

The accounting records were not kept in accordance with section 130 of the Charities Act; or  
the accounts do not accord with such records; or  
the accounts do not comply with the applicable accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an Independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:  ..... Mr G.H. Creech

Address:  
4 Fairfield  
Crewkerne  
Somerset TA18 8BU

RETIRING LEGAL EXECUTIVE.

Date: ..... 10<sup>TH</sup> NOVEMBER 2023.

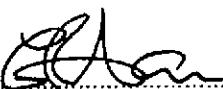
**Robert Birds Cottage Homes  
Receipts and Payments Account  
For The Year Ended 7 August 2023**

	2023		2022	
	£	£	£	£
<b>Property income</b>				
Rents receivable		14,895		14,747
Careline System contributions		429		426
		<u>15,324</u>		<u>15,173</u>
<b>Investment income</b>				
COIF Investment Fund dividends		47		46
M&G Multi Asset Fund dividends		13,484		11,278
NS&I Investment Account interest		85		3
COIF Deposit Fund interest		407		-
HSBC Deposit Account interest		12		1
		<u>29,359</u>		<u>26,501</u>
<b>Expenditure</b>				
Careline System	525		428	
Water rates	2,415		2,230	
Repairs and maintenance	2,522		1,015	
Premises Insurance	1,118		955	
Christmas Gifts for Residents	250		250	
Clerk's Salary	540		540	
Treasurer's Salary	540		540	
National Association of Almshouses	153		148	
Chairman's Expenses	-		200	
Clerk's Expenses	-		107	
Treasurer's Expenses	-		-	
Accounts Examiner's Fee	100		100	
Bank charges	87		42	
		<u>8,230</u>		<u>6,551</u>
<b>NET SURPLUS</b>		<u>21,129</u>		<u>19,960</u>

**Robert Birds Cottage Homes**  
**Balance Sheet**  
**As at 7 August 2023**

	Notes	2023		2022	
		£	£	£	£
<b>FIXED ASSETS</b>					
Investments	2		355,844		351,025
Tangible Assets	3		46,199		46,199
			402,843		397,224
<b>CURRENT ASSETS</b>					
COIF/NS&I Deposit Accounts		40,407		30,448	
HSBC Bank Accounts		14,177		16,491	
		54,584		46,939	
<b>CURRENT LIABILITIES</b>					
<b>NET CURRENT ASSETS</b>					
			54,584		46,939
<b>NET ASSETS</b>					
			457,427		444,163
<b>RESERVES</b>					
Balance at 8 August 2022	4		444,163		426,603
Net Surplus/(Deficit) for the year			13,264		17,560
			457,427		444,163

This Balance Sheet and accompanying Receipts and Payments Account have been prepared from the books and records of the Charity

Signed:  ..... G.R. Atkinson

Treasurer

Address:  
Purcross  
Wayford  
Crewkerne  
Somerset TA18 8QJ

Date: 21/10/2023

**Robert Birds Cottage Homes**  
**Notes to the Accounts**  
**For The Year Ended 7 August 2023**

**1. Accounting Policy**  
 These accounts have been prepared on a receipts and payments basis in accordance with charity accounting and reporting requirements.

**2. Investments**

	<b>M&amp;G Multi Asset Fund</b>	<b>COIF Investment Fund</b>	<b>Total</b>
	£	£	£
<b>Market Value</b>			
As at 8 August 2022	349,363	1,662	351,025
Income Added	13,484	-	13,484
Capital Value Movements	(7,824)	(41)	(7,865)
As at 7 August 2023	355,023	1,621	356,644
 <b>Net Book Value</b>			
As at 7 August 2023	355,023	1,621	356,644
As at 8 August 2022	349,363	1,662	351,025

Investments are stated at market value.  
 M&G Charity Multi Asset Fund comprises 3336.836 Accumulation units.  
 COIF Charities Investment Fund comprises 85.88 Income units.

**3. Tangible Assets**

	<b>Property Improvements</b>
	£
<b>Cost</b>	
As at 8 August 2022	46,199
As at 7 August 2023	46,199
 <b>Net Book Value</b>	
As at 7 August 2023	46,199
As at 8 August 2022	46,199

The Trust owns the freehold interest in five bungalows, Nos 2,3,6,7 & 8 Birds Close, Crewkerne TA18 8BQ.  
 Title to the properties is vested in the Official Custodian for Charities on behalf of the trustees.  
 No value is attributed to the freehold interest in these accounts.

**4. Reserves**

	<b>Extraordinary Repair Fund</b>	<b>General Reserve Fund</b>	<b>Total</b>
	£	£	£
<b>As at 8 August 2022</b>	349,363	94,800	444,163
Investment Value Movements in Year	(7,824)	(41)	(7,865)
Income Surplus/(Deficit)	13,484	7,645	21,129
As at 7 August 2023	355,023	102,404	457,427

**ROBERT BIRDS COTTAGE HOMES  
ACCOUNTS  
FOR THE YEAR ENDED 7 AUGUST 2023**

Robert Birds Cottage Homes  
Contents of the Accounts  
For The Year Ended 7 August 2023

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Robert Birds Cottage Homes  
Trust Details  
For The Year Ended 7 August 2023

---

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Rev. C.J Davis  
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Robert Birds Cottage Homes  
Independent Examiner's Report  
For The Year Ended 7 August 2023

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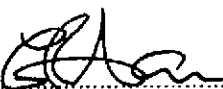
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Receipts and Payments Account  
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Accounts Examiner's Fee	100		100	
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		<u>8,230</u>		<u>6,551</u>
<b>NET SURPLUS</b>		<u>21,129</u>		<u>19,960</u>

**Robert Birds Cottage Homes**  
**Balance Sheet**  
**As at 7 August 2023**

	Notes	2023		2022	
		£	£	£	£
<b>FIXED ASSETS</b>					
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Tangible Assets	3		46,199		46,199
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Net Surplus/(Deficit) for the year			13,264		17,560
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This Balance Sheet and accompanying Receipts and Payments Account have been prepared from the books and records of the Charity

Signed:  ..... G.R. Atkinson

Treasurer

Address:  
Purcross  
Wayford  
Crewkerne  
Somerset TA18 8QJ

Date: 21/10/2023

**Robert Birds Cottage Homes**  
**Notes to the Accounts**  
**For The Year Ended 7 August 2023**

**1. Accounting Policy**  
 These accounts have been prepared on a receipts and payments basis in accordance with charity accounting and reporting requirements.

**2. Investments**

	M&G Multi Asset Fund	COIF Investment Fund	Total
	£	£	£
Market Value	349,363	1,662	351,025
As at 8 August 2022	13,484	-	13,484
Income Added	(7,824)	(41)	(7,865)
Capital Value Movements	355,023	1,621	356,644
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Net Book Value	355,023	1,621	356,644
As at 7 August 2023	349,363	1,662	351,025
As at 8 August 2022			

Investments are stated at market value.  
 M&G Charity Multi Asset Fund comprises 3336.836 Accumulation units.  
 COIF Charities Investment Fund comprises 85.88 Income units.

**3. Tangible Assets**

	Property Improvements £
Cost	46,199
As at 8 August 2022	46,199
As at 7 August 2023	46,199
Net Book Value	46,199
As at 7 August 2023	46,199
As at 8 August 2022	46,199

The Trust owns the freehold interest in five bungalows, Nos 2,3,6,7 & 8 Birds Close, Crewkerne TA18 8BQ.  
 Title to the properties is vested in the Official Custodian for Charities on behalf of the trustees.  
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Investment Value Movements in Year	(7,824)	(41)	(7,865)
Income Surplus/(Deficit)	13,484	7,645	21,129
As at 7 August 2023	355,023	102,404	457,427

**ROBERT BIRD COTTAGE HOMES CHARITY**

England & Wales - Charity number 233341

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# Accounts

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## Trustees' Annual Report for the period

From 8<sup>th</sup> August, 2021 Period start date To 7<sup>th</sup> August, 2022 Period end date

Charity name: Robert Bird Cottage Homes Charity

Charity registration number: 233341

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The provision, maintenance and upkeep of 5 alms-houses, located in Birds Close, Crewkerne, Somerset TA18 8BQ
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Ensure that the alms-houses are kept in a good state of repair and that all tenants are abiding by the terms of their respective leases. Follow-up on any building defects or defects reported by tenants. Coordinate any repairs or maintenance work required, partnering with approved local tradesman and ensure works are carried out to high standard. Maintain good working relationship with all tenants, with a view to their general health and well-being.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees had regard to the guidance issued by the Charity Commission on public benefit.

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>Alms-house residents are typically from low-income backgrounds and/or residents who are potentially vulnerable and may need additional support.</p> <p>Annual building surveys were carried out in July 2022, with defects and required repairs noted. Repair works contracted out to approved local suppliers/tradesmen.</p> <p>Tenants are responsible for internal decoration/maintenance and outside space/gardens: two were asked to make minor improvements/alternations, in line with their terms of their respective leases.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Objectives met
Performance of fundraising activities against objectives set	Para 1.41	N/A
Investment performance against objectives	Para 1.41	Objectives met
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity's financial position is sound	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held for: 1. Cyclical maintenance fund 2. Extraordinary repair fund	
Amount of reserves held	Para 1.22	£381,473	
Reasons for holding zero reserves	Para 1.22	N/A	
Details of fund materially in deficit	Para 1.24	N/A	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Charity Commission Scheme dated 27 <sup>th</sup> May 1992
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Unincorporated association
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees should number six competent persons: the Rector of St Bartholomew's Church, Crewkerne; two churchwardens; one councillor (a nominated Trustee) and two co-opted Trustees (the Chairman plus one other, currently vacant). The Officers comprise the Treasurer and Clerk.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	New trustees provided with appropriate documentation and one-to-one guidance
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	The Robert Bird Cottage Homes Charity
Other name the charity uses	
Registered charity number	233341
Charity's principal address	N/A Chairman's address: 3 Church Street, Crewkerne, Somerset TA18 7HR



## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

#### Name of chief executive or names of senior staff members (Optional information)

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### Exemptions from disclosure

Reason for non-disclosure of key personnel details

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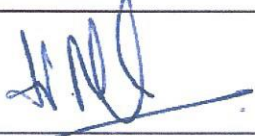

### Other optional information

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## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	James Patrick McAlister	Geoffrey Robert Atkinson
Position (eg Secretary, Chair, etc)	Chairman	Treasurer

Date

23 <sup>rd</sup> May, 2023
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**ROBERT BIRDS COTTAGE HOMES  
ACCOUNTS  
FOR THE YEAR ENDED 7 AUGUST 2022**

Robert Birds Cottage Homes  
Contents of the Accounts  
For The Year Ended 7 August 2022

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Robert Birds Cottage Homes  
Trust Details  
For The Year Ended 7 August 2022

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Charity Registration number: 233341

Trustees: J. McAlister (Chairman)  
D. Wakeman  
Rev. C.J Davis  
P. Smith  
C. Newman

Robert Birds Cottage Homes  
Independent Examiner's Report  
For The Year Ended 7 August 2022

I report to the charity trustees on my examination of the accounts of the Trust for the year ended 7th August 2022.

**Responsibilities and basis of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of your charity's accounts as carried out under section 145 of the 2011 Act. In carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which give me cause to believe that, in any material respect:

The accounting records were not kept in accordance with section 130 of the Charities Act; or  
the accounts do not accord with such records; or  
the accounts do not comply with the applicable accounting requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:  ..... Mr G.H. Creech

Address:  
4 Fairfield  
Crewkerne  
Somerset TA18 8BU

RETIRED LEGAL EXECUTIVE

Date: 30TH DECEMBER 2022


**Robert Birds Cottage Homes  
Receipts and Payments Account  
For The Year Ended 7 August 2022**

	2022		2021	
	£	£	£	£
<b>Property Income</b>				
Rents receivable		14,747		14,517
Careline System contributions		426		426
		15,173		14,943
<b>Investment Income</b>				
COIF Investment Fund dividends		46		45
M&G Multi Asset Fund dividends		11,278		11,309
NS&I Investment Account interest		3		218
HSBC Deposit Account interest		1		-
		26,501		26,515
<b>Expenditure</b>				
Careline System	426		426	
Water rates	2,230		2,170	
Repairs and maintenance	1,015		16,408	
Premises insurance	955		879	
Christmas Gifts for Residents	250		250	
Clerk's Salary	540		500	
Treasurer's Salary	540		500	
National Association of Almshouses	146		142	
Chairman's Expenses	200		-	
Clerk's Expenses	107		29	
Treasurer's Expenses	-		20	
Auditor's Fee	100		100	
Bank charges	42		-	
		6,551		21,424
<b>NET SURPLUS</b>		<b>19,950</b>		<b>5,091</b>

Robert Birds Cottage Homes  
Balance Sheet  
As at 7 August 2022

	Notes	2022		2021	
		£	£	£	£
<b>FIXED ASSETS</b>					
Investments	2		351,025		342,137
Tangible Assets	3		46,199		46,199
			397,224		388,336
<b>CURRENT ASSETS</b>					
NS&I Investment Account		30,448		30,445	
HSBC Bank Accounts		16,491		7,822	
		46,939		38,267	
<b>CURRENT LIABILITIES</b>					
<b>NET CURRENT ASSETS</b>					
			46,939		38,267
<b>NET ASSETS</b>					
			444,163		426,603
<b>RESERVES</b>					
Balance at 8 August 2021	4		426,603		370,170
Net Surplus/(Deficit) for the year			17,560		56,433
			444,163		426,603
<b>Balance Carried Forward</b>			<b>444,163</b>		<b>426,603</b>

This Balance Sheet and accompanying Receipts and Payments Account have been prepared from the books and records of the Charity

Signed:  ..... G.R. Atkinson

Treasurer

Address:  
Purcross  
Wayford  
Crewkerne  
Somerset TA18 8QI

Date: 23/11/2022

Robert Birds Cottage Homes  
Notes to the Accounts  
For The Year Ended 7 August 2022

**1. Accounting Policy**

These accounts have been prepared on a receipts and payments basis in accordance with charity accounting and reporting requirements.

**2. Investments**

	M&G Multi Asset Fund	COIF Investment Fund	Total
	£	£	£
<b>Market Value</b>			
As at 8 August 2021	340,457	1,680	342,137
Income Added	11,278	-	11,278
Capital Value Movements	(2,372)	(18)	(2,390)
As at 7 August 2022	<u>349,363</u>	<u>1,662</u>	<u>351,025</u>
<b>Net Book Value</b>			
As at 7 August 2022	<u>349,363</u>	<u>1,662</u>	<u>351,025</u>
As at 8 August 2021	<u>340,457</u>	<u>1,680</u>	<u>342,137</u>

Investments are stated at market value.

M&G Charity Multi Asset Fund comprises 3336.836 Accumulation units.

COIF Charities Investment Fund comprises 85.68 Income units.

**3. Tangible Assets**

	Property Improvements £
<b>Cost</b>	
As at 8 August 2021	46,199
As at 7 August 2022	<u>46,199</u>
<b>Net Book Value</b>	
As at 7 August 2022	<u>46,199</u>
As at 8 August 2021	<u>46,199</u>

The Trust owns the freehold interest in five bungalows, Nos 2,3,6,7 & 8 Birds Close, Crewkerne TA18 8BQ.

Title to the properties is vested in the Official Custodian for Charities on behalf of the trustees.

No value is attributed to the freehold interest in these accounts.

**4. Reserves**

	Extraordinary Repair Fund	General Reserve Fund	Total
	£	£	£
As at 8 August 2021	340,457	86,146	426,603
Investment Value Movements in Year	(2,372)	(18)	(2,390)
Income Surplus/(Deficit)	11,278	8,672	19,950
As at 7 August 2022	<u>349,363</u>	<u>94,800</u>	<u>444,163</u>

**ROBERT BIRD COTTAGE HOMES CHARITY**

England & Wales - Charity number 233341

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# Accounts

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## Trustees' Annual Report for the period

From 8<sup>th</sup> August, 2020 Period start date To 7<sup>th</sup> August, 2021 Period end date

Charity name: Robert Bird Cottage Homes Charity

Charity registration number: 233341

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The provision, maintenance and upkeep of 5 alms-houses, located in Birds Close, Crewkerne, Somerset TA18 8BQ
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Ensure that the alms-houses are kept in a good state of repair and that all tenants are abiding by the terms of their respective leases. Follow-up on any building defects or defects reported by tenants. Coordinate any repairs or maintenance work required, partnering with approved local tradesman and ensure works are carried out to high standard. Maintain good working relationship with all tenants, with a view to their general health and well-being.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The trustees had regard to the guidance issued by the Charity Commission on public benefit.

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	The charity relies entirely on volunteers for all aspects of its work, to ensure that all administrative duties are carried out.
Other		

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>Alms-house residents are typically from low-income backgrounds and/or residents who are potentially vulnerable and may need additional support. During 2021, RBCH made a point to ensure that all tenants were in good health during the second year of Covid-19 government guidelines and restrictions.</p> <p>Annual building surveys were carried out in May 2021, with defects and required repairs noted. Repair works contracted out to approved local suppliers/tradesmen. Tenants are responsible for internal decoration/maintenance and outside space/gardens: two were asked to make minor improvements/alternations, in line with their terms of their respective leases.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Objectives met
Performance of fundraising activities against objectives set	Para 1.41	N/A
Investment performance against objectives	Para 1.41	Objectives met
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity's financial position is sound	
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held for: 1. Cyclical maintenance fund 2. Extraordinary repair fund	
Amount of reserves held	Para 1.22	£372,582	
Reasons for holding zero reserves	Para 1.22	N/A	
Details of fund materially in deficit	Para 1.24	N/A	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47		
Investment policy and objectives including any social investment policy adopted	Para 1.46		
A description of the principal risks facing the charity	Para 1.46	Volunteer-run organisation – problem of attracting new volunteers Reluctance to take major responsibility roles	
Other			

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Charity Commission Scheme dated 27 <sup>th</sup> May 1992
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Unincorporated association
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees should number six competent persons: the Rector of St Bartholomew's Church, Crewkerne; two churchwardens; one councillor (a nominated Trustee) and two co-opted Trustees (the Chairman plus one other, currently vacant). The Officers comprise the Treasurer and Clerk.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	New trustees provided with appropriate documentation and one-to-one guidance
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	The Robert Bird Cottage Homes Charity
Other name the charity uses	
Registered charity number	233341
Charity's principal address	N/A Chairman's address: 3 Church Street, Crewkerne, Somerset TA18 7HR

**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	J. McAlister	Co-Opted Trustee (Chairman)	14 <sup>th</sup> September 2021 to current date	
2	D. Wakeman	Nominated Trustee		Crewkerne Town Council
3	Rev C. J. Davis	Ex-Officio Trustee (Vicar, St Bartholomew's Church)	13 <sup>th</sup> January 2022 to current date	
4	P. Smith	Ex-Officio Trustee (Churchwarden)		
5	C. Newman	Ex-Officio Trustee (Churchwarden)		
6	G. Atkinson	Officer (Treasurer)	14 <sup>th</sup> September 2021 to current date	
7	G. Clotworthy	Officer (Clerk)	14 <sup>th</sup> September 2021 to current date	
8	P. Wingrave-Newell	Co-opted Trustee	Retired 14 <sup>th</sup> September 2021	
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				

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

Director name		

**Name of trustees holding title to property belonging to the charity**

Trustee name	Dates acted if not for whole year	

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

#### Name of chief executive or names of senior staff members (Optional information)

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### Exemptions from disclosure

Reason for non-disclosure of key personnel details

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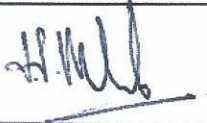

### Other optional information

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# Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	James Patrick McAlister	Geoffrey Robert Atkinson
<b>Position (eg Secretary, Chair, etc)</b>	Chairman	Treasurer
<b>Date</b>	31 <sup>st</sup> May, 2022	

**ROBERT BIRD COTTAGE HOMES TRUST CHARITY NUMBER 233341**

**Accounts of Receipts and Payments for the Year Ended 7th August 2021**

<u>2020</u>	<u>RECEIPTS</u>	<u>2021</u>	<u>2020</u>	<u>PAYMENTS</u>	<u>2021</u>
14289	Rent Contributions	14516.52	427	Careline System	426.40
565	Piper Careline System	426.41	2216	Water Rates	2169.53
192	Resident repair cost contribution	0.00	4799	Repairs to Property	16407.63
			53	Carline Resident Refund	0.00
		<u>14942.93</u>	854	Insurance	<u>878.60</u>
					19882.16
	<u>Investment Income</u>				
44	Common Investment Fund Shares NAA/Charity Multi Asset	44.86			
12265	Common Investment Fund Shares HSBC Bank Plc:	11309.18			
4	Money Manager Account Interest	0.20		<u>Other Expenditure</u>	
240	National Savings Bank Interest	<u>217.62</u>	11571.86	Christmas Gifts for Residents	250.00
			250	Clerk's Salary	500.00
			450	Treasurer's Salary	500.00
			450	Hire of Hall for Meetings	0.00
			0	National Association of Almshouses	142.00
			140	Chairman's Expenses	0.00
			0	Clerk's Expenses	28.79
			57	Treasurer's Expenses	20.44
			28	Auditor's Fee	100.00
			70		
					<u>1541.23</u>
<u>27599</u>	<b>TOTAL RECEIPTS</b>	<u>26514.79</u>	<u>9794</u>	<b>TOTAL PAYMENTS</b>	<u>21423.39</u>
			17805	<<< Surplus Last Year	
				<b>SURPLUS This Year &gt;&gt;&gt;</b>	<b>5,091.40</b>
<u>27599</u>		<u>£26,514.79</u>	<u>27599</u>		<u>£26,514.79</u>

**BALANCE SHEET AT 7th AUGUST 2021**

Brought Forward 8th August 2020

National Savings Bank Investment Account	30227.13
<u>HSBC Bank PLC:</u>	
Community Account	13654.08
Money Manager Account	1809.44
85.68 Common Investment Fund Income Shares	1453.43
3336.836 Accumulation Units of NAA/Charity Multi Asset Common Investment Fund	<u>276826.58</u>

Property Improvements	46199.03
	<u>370169.69</u>

ADD Surplus for the year	5091.40
ADD Increase in Value of Common Investment Shares	226.89
ADD Increase in value of NAACIF Shares	52320.95
LESS 2020 Creditors paid	-1205.76
	<u>£426,603.17</u>

Carried Forward 7th August 2021

National Savings Bank Investment Account	30444.75
<u>HSBC Bank PLC:</u>	
Community Account	6012.72
Money Manager Account	1809.64
85.68 Common Investment Fund Income Shares	1680.32
3336.836 Accumulation Units of Charity Multi Asset Common Investment Fund	<u>340456.71</u>

Property Improvements

Brought Forward	46199.03	
Additions	0.00	<u>46199.03</u>
		426603.17

Less Creditors: 0.00

£426,603.17

In addition to the items shown on the above Balance Sheet the Trust is the owner of Five Freehold Bungalows, Nos. 2, 3, 6, 7 & 8 Birds Close Crewkerne Somerset TA18 8BQ

Mr R Reid  
Treasurer  
2 Oak Drive  
Crewkerne  
Somerset  
TA18 7DN

20th August 2021

AUDITED AND FOUND CORRECT  
in accordance with the documents  
produced to me.

.....  
*G. H. Creech*  
G H Creech FCILEx Retd 26th August 2021

Westgate 4 Fairfield Crewkerne Somerset TA18 8BU

**ROBERT BIRD COTTAGE HOMES TRUST CHARITY NUMBER 233341**

**Accounts of Receipts and Payments for the Year Ended 7th August 2021**

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			70		
					<u>1541.23</u>
<u>27599</u>	<b>TOTAL RECEIPTS</b>	<u>26514.79</u>	<u>9794</u>	<b>TOTAL PAYMENTS</b>	<u>21423.39</u>
			17805	<<< Surplus Last Year	
				<b>SURPLUS This Year &gt;&gt;&gt;</b>	<b>5,091.40</b>
<u>27599</u>		<u>£26,514.79</u>	<u>27599</u>		<u>£26,514.79</u>

**BALANCE SHEET AT 7th AUGUST 2021**

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Less Creditors:	0.00
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Mr R Reid  
Treasurer  
2 Oak Drive  
Crewkerne  
Somerset  
TA18 7DN

20th August 2021

AUDITED AND FOUND CORRECT  
in accordance with the documents  
produced to me.

  
G H Creech FCILEx Retd 26th August 2021

Westgate 4 Fairfield Crewkerne Somerset TA18 8BU