



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 8th August, 2022 Period start date To 7th 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 th 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 th August 2022 – 27 th May, 2023	
6	K. Province	Ex-Officio Trustee (Churchwarden)	28 th May - 7 th 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
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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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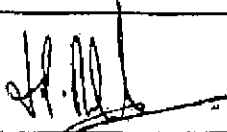
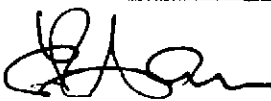
Other optional information

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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 st 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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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

RETIRING LEGAL EXECUTIVE.

Address:
4 Fairfield
Crewkerne
Somerset TA18 8BU

Date: 10TH NOVEMBER 2023.

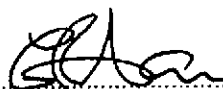
**Robert Birds Cottage Homes
Receipts and Payments Account
For The Year Ended 7 August 2023**

	2023		2022	
	£	£	£	£
Property Income				
Rents receivable		14,895		14,747
Careline System contributions		429		426
		<u>15,324</u>		<u>15,173</u>
Investment Income				
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>
Expenditure				
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>
NET SURPLUS		<u>21,129</u>		<u>19,960</u>

Robert Birds Cottage Homes
Balance Sheet
As at 7 August 2023

		2023	2022
	Notes	£	£
FIXED ASSETS			
Investments	2	355,844	351,025
Tangible Assets	3	48,199	48,199
		<u>402,843</u>	<u>397,224</u>
CURRENT ASSETS			
COIF/NS&I Deposit Accounts		40,407	30,448
HSBC Bank Accounts		14,177	16,491
		<u>54,584</u>	<u>46,939</u>
CURRENT LIABILITIES			
NET CURRENT ASSETS		<u>54,584</u>	<u>46,939</u>
NET ASSETS		<u>457,427</u>	<u>444,163</u>
RESERVES			
Balance at 8 August 2022	4	444,163	426,603
Net Surplus/(Deficit) for the year		13,264	17,560
Balance Carried Forward		<u>457,427</u>	<u>444,163</u>

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			
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	<u>355,023</u>	<u>1,621</u>	<u>356,644</u>
Net Book Value			
As at 7 August 2023	<u>355,023</u>	<u>1,621</u>	<u>356,644</u>
As at 8 August 2022	<u>349,363</u>	<u>1,662</u>	<u>351,025</u>

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	<u>46,199</u>
As at 7 August 2023	<u>46,199</u>
Net Book Value	46,199
As at 7 August 2023	<u>46,199</u>
As at 8 August 2022	<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 2022	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	<u>355,023</u>	<u>102,404</u>	<u>457,427</u>

**ROBERT BIRDS COTTAGE HOMES
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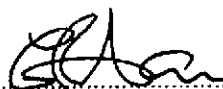
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