



CHARITY COMMISSION  
FOR ENGLAND AND WALES

## 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

#### 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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**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	8 August 2023 – 5 February 2024	Crewkerne Town Council
3	Rev C. J. Davis	Ex-Officio Trustee (Vicar, St Bartholomew's Church)		
4	P. Smith	Ex-Officio Trustee (Churchwarden)		
5	K. Province	Ex-Officio Trustee (Churchwarden)		
6	C. Rawe	Nominated Trustee	20 May 2024 – 7 August 2024	Crewkerne Town Council
7				
8	G. Atkinson	Officer (Treasurer)		
9	G. Clotworthy	Officer (Clerk)		
10				
11				
12				
13				
14				
15				
16				
17				
18				

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

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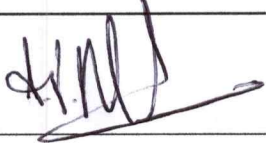

Name of trustees holding title to property belonging to the charity

[illegible]

## 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	12 <sup>th</sup> May, 2025
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**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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**Contents**

	<b>Page</b>
Trust Details	1
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 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
		<u>14,962</u>		<u>15,324</u>
<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
		<u>31,932</u>		<u>29,359</u>
<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	
		<u>16,293</u>		<u>8,230</u>
<b>NET SURPLUS</b>		<u><u>15,639</u></u>		<u><u>21,129</u></u>



**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
		<u>444,463</u>	<u>402,843</u>
<b>CURRENT ASSETS</b>			
COIF Deposit Account		42,521	40,407
HSBC Bank Accounts		12,928	14,177
		<u>55,449</u>	<u>54,584</u>
<b>CURRENT LIABILITIES</b>			
<b>NET CURRENT ASSETS</b>		<u>55,449</u>	<u>54,584</u>
<b>NET ASSETS</b>		<u>499,912</u>	<u>457,427</u>
<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>		<u>499,912</u>	<u>457,427</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 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>£</b>	<b>£</b>	<b>£</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>
	<b>£</b>	<b>£</b>	<b>£</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>