



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 8th August, 2024 **Period start date** **To** 7th 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 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

[illegible]

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

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

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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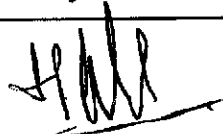
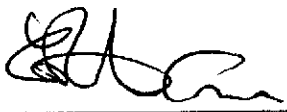
Other optional information

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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	23 rd March, 2026
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**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**

Contents	Page
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 2025**

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

Address:
4 Fairfield
Crewkerne
Somerset TA18 8BU

RETIREN LEGAL EXECUTIVE

Date: 30 Decembre 2025

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

	2025		2024	
	£	£	£	£
Property Income				
Contributions from residents		14,749		14,853
Careline System contributions		-		109
		<u>14,749</u>		<u>14,962</u>
Investment Income				
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
		<u>32,730</u>		<u>31,932</u>
Expenditure				
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	
		<u>8,570</u>		<u>16,293</u>
NET SURPLUS		<u>24,160</u>		<u>15,639</u>

Robert Birds Cottage Homes
Balance Sheet
As at 7 August 2025

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

	M&G Multi Asset Fund	COIF Investment Fund	Total
	£	£	£
Market Value			
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>
Net Book Value			
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 85.68 Income units.

3. Tangible Assets

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

	Extraordinary Repair Fund	General Reserve Fund	Total
	£	£	£
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>