

The Cockin Charity

Annual report and unaudited accounts

For the year ended 31 October 2022

Charity registration number 234501

The Cockin Charity

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The Cockin Charity

Reference and administrative details

Full name of Charity:	The Cockin Charity
Charity Registration Number:	234501
Ex-Officio Trustees who served during the year:	<p>The Mayor of Truro</p> <p>The Rector of St. Mary's, Truro</p> <p>- The Very Reverend Roger Bush</p> <p>The Minister of the Baptist Church, Truro</p> <p>- Reverend Matt Noble</p> <p>The Minister of the Methodist Church, Truro</p> <p>- Reverend Mark Dunn-Wilson</p>
Co-optative Trustees who served during the year:	<p>Mrs A Cresswell</p> <p>Mr I Hare</p> <p>Mr D Smith</p> <p>Mrs S Short</p>
Clerk/Treasurer:	Mrs SR Collenette
Principal address of the Charity:	<p>Cornwall Homeseekers Ltd</p> <p>Tre Place</p> <p>Tabernacle Street</p> <p>TRURO</p> <p>Cornwall TR1 2EJ</p>
Bankers:	<p>Bank of Scotland</p> <p>75 George Street</p> <p>EDINBURGH</p> <p>EH2 3EW</p>
Independent examiner:	<p>Mr M Williams FCA DChA</p> <p>RRL LLP</p> <p>Peat House</p> <p>Newham Road</p> <p>TRURO</p> <p>Cornwall</p> <p>TR1 2DP</p>
Investment managers:	<p>BlackRock</p> <p>33 King William Street</p> <p>LONDON</p> <p>EC4R 9AS</p>

The Cockin Charity

Trustees' report

For the year ended 31 October 2022

The Trustees are pleased to present their annual report and the charity's financial statements for the year ended 31 October 2022.

Structure, Governance and Management

Governing Instrument

The Charity is governed by a High Court Scheme dated 3 July 1933 and a Scheme dated 29 October 1968.

Organisation of The Cockin Charity

The Trust has four ex-officio Trustees who are the Mayor of Truro, The Rector of St Mary's, Truro, The Minister of the Baptist Church, Truro and The Minister of the Methodist Church, Truro and co-opted Trustees who reside in or near Truro. The Trust's day to day management is undertaken by the Clerk/Treasurer to the Trust. The Clerk collects the rents for the cottages and undertakes other duties as referred to him by the Trustees.

Recruitment and induction of Trustees

Trustees are appointed who meet the above criteria and complement the existing Trustees.

On appointment, the Trustees are given relevant documentation regarding their role as a Trustee, the Charity's governing documents, accounts and minutes of recent meetings.

Objectives and activities

Object of the Charity

The object of the Charity is for the maintenance of four cottages in Moresk Road, Truro and any surplus income to be distributed to the poorer classes as the Trustees think fit. This is subject to the retention of funds for routine commitments and anticipated major expenditure.

The cottages of the Charity to be let to respectable, sober and industrious artisans or labourers living or working in or in the neighbourhood of Truro.

Aims and intended impact

The aims of the Trustees are to keep the cottages in a good state of repair. The intended impact is to continue letting the cottages.

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities. In particular the Trustees consider how planned activities will contribute to those aims and objectives.

The Cockin Charity

Trustees' report

For the year ended 31 October 2022

Achievements and performance

Review of the activities during the year:

Trustees

The Trustees remain the same as the previous year.

Tenants

All tenants remain the same as previous AGM.

Maintenance

- All 4 properties now hold valid EICR's (valid for 4 years).
- Buildings insurance was renewed.
- All four annual gas safety inspections have been completed with valid certificates held on file until October 2023. Carbon Dioxide alarms installed in line with new legislation.

103:

- March 2022: The exterior waste pipe leading from the kitchen sink has cracked and was replaced.
- March 2022: The overflow tap on the toilet pipe was now leaking. A new inlet valve was fitted.
- August 2022: Supply and fit new main oven thermostat
- October 2022: Attend and repair front and back door, internal door to dining room. Adjusted hinges on front door and replaced draught proofing strips. Replaced back door and fit door drip, fixed stiff windows not opening.

105:

- April 2022: Removed hedges and installed new fence panels and posts.
- November 2021: Supply and fit new main oven thermostat.

107:

- None

109:

- November 2021: Replacement room thermostat.

The Cockin Charity

Trustees' report

For the year ended 31 October 2022

Financial review of the year

103 Moresk Road – The current tenancy is fixed until 28.04.2023. The rent was increased by £20.00 upon renewal. An inspection will be due in February 2023. The rent is currently £720.00 pcm.

105 Moresk Road - Tenancy is fixed until 16.12.2022 at £645.00 pcm. periodic at £625.00 pcm (since 2018). An inspection is booked for 24.11.2022.

107 Moresk Road – Inspection completed and the tenancy was renewed and now fixed until 30.11.2023. An increase of £20.00 will be applied increasing the rent to £592.00.

109 Moresk Road – The tenancy continues as periodic with the rent remaining at £390 PCM.

All properties remain occupied with rents being on time.

General

The balance of the accounts of the charity as at 31 October 2022, after allowing for the costs of repairs, maintenance, insurance, and accountancy was:

	2022	2021
	£	£
Current Account	52,433.70	31,740.92
Corporate Bonus Account	44,016.50	44,008.00
	<hr/>	<hr/>
Overall total balance	96,450.20	75,748.92
	<hr/> <hr/>	<hr/> <hr/>

The Cockin Charity

Trustees' report

For the year ended 31 October 2022

Investment policy

The Trustees have considered the most appropriate policy for investing funds and find that the current arrangements with the majority of funds in short term bank deposits meet the requirement to generate a reasonable return on capital whilst maintaining access to funds for operational purposes.

Reserves policy

The Trustees aim to accumulate unrestricted reserves to be able to meet the cost of extraordinary repairs or other expenses connected with the Charity.

Risk management

The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and are satisfied that systems and procedures are in place to manage those risks.

Plans for the future

The Charity's plans for the future are to continue with its objective as stated in this report. The Trustees confirm the availability of assets to continue fulfilling that objective.

By order of the Trustees

S Collenette

Treasurer

I Hare

Trustee

A Cresswell

Trustee

4 April 2023

The Cockin Charity

Independent examiner's report to the Members of The Cockin Charity

I report to the charity trustees on my examination of the accounts of the Charity for the year ended 31 October 2022, which are set out on pages 7 to 9.

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 2011 Act).

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 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 giving me cause to believe that in any material respect:

- accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- the accounts do not accord with those records;

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.

M Williams FCA DChA
RRL LLP

Peat House
Newham Road
TRURO
Cornwall
TR1 2DP

5 April 2023

Receipts and payments account

For the year ended 31 October 2022

	Notes	£	2022 £	£	2021 £
Receipts:					
Investment income	1		9		4
<i>Charitable activities:</i>					
Rents received	2		27,724		26,833
			<hr/>		<hr/>
			27,733		26,837
Payments:					
<i>Charitable activities:</i>					
Property repairs and maintenance		1,757		4,232	
Insurance		985		897	
Water		-		20	
		<hr/>		<hr/>	
			(2,742)		(5,149)
<i>Support costs:</i>					
Management fee		(3,600)		(3,600)	
		<hr/>		<hr/>	
			(3,600)		(3,600)
<i>Governance:</i>					
Independent examiner's remuneration			(690)		(660)
			<hr/>		<hr/>
Net receipts for the year			20,701		17,428
Bank balance at 1 November 2021			75,749		58,321
			<hr/>		<hr/>
Bank balance at 31 October 2022			96,450		75,749
			<hr/>		<hr/>
General fund					
Unrestricted reserve			52,434		31,741
Designated reserve – General Maintenance Account			44,016		44,008
			<hr/>		<hr/>
			96,450		75,749
			<hr/>		<hr/>

The Cockin Charity

Statement of assets and liabilities

At 31 October 2022

	<i>Notes</i>	General fund	
		2022	2021
		£	£
Monetary assets			
Cash at bank		96,450	75,749
Investments	3	1,080	1,080
		<hr/>	<hr/>
		97,530	76,829
		<hr/>	<hr/>
Other assets			
For use by the Charity and belonging to the official Trustee of the Charity Lands fund:			
- Freehold land and buildings at cost	4	3,392	3,392
		<hr/>	<hr/>

We approve these accounts and confirm that we have made available all relevant records and information for their preparation.

I Hare

Trustee

S Collenette

Treasurer

A Cresswell

Trustee

The Cockin Charity

Notes

(forming part of the accounts)

1 Investment income

	2022 £	2021 £
Bank interest	9	4

2 Rents received

	2022 £	2021 £
103	8,520	8,029
105	7,700	7,500
109	4,680	4,680
107	6,824	6,624
	27,724	26,833

3 Investments

	Charinco Accumulation Shares Holding No	Cost £
Balance at 31 October 2021 and 2022	140	1,080
Market value at 31 October 2022		5,879
Market value at 31 October 2021		7,358

4 Official Trustee of Charity Lands

	2022 £	2021 £
For property held in trust for the Charity constituted by the Will of Emma Cockin deceased, in accordance with the terms of the scheme of management settled by Mr Justice Eve in Chancery Division of the High Court of Justice	3,392	3,392