

POOR'S AND TOWNS' CHARITIES

England & Wales · Charity number 242408

Details

Status Registered

Legal form Other

Registered 1965-05-26

Register [View on the Charity Commission register](#)

Contact

Address Brown & Co
The Atrium
St. Georges Street
Norwich
NR3 1AB

Phone 01603629871

Activities

Objects: POOR'S BRANCH. PROVISION OF CLOTHING, FUEL AND MONEY FOR THE POOR, AGED OR INFIRM OF HOCKERING BEING RESIDENT IN THE PARISH. TOWN BRANCH. (A) REPAIR OF THE PARISH CHURCH OF HOCKERING AND THE TOWN WELL. (B) PUBLIC USES FOR THE BENEFIT OF THE PARISH.

Activities: The object of the Poores Branch is the relief of persons in the area of benefit who are in need hardship or distress. The object of the Town Branch is a contribution to the church charity and the general benefit of the inhabitants of the area of benefit in such charitable ways as the trustees think fit.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** General Charitable Purposes, The Prevention Or Relief Of Poverty
- **Who:** Children/young People, Elderly/old People, The General Public/mankind

Geography

- **Area of benefit:** HOCKERING.
- Norfolk

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2024-12-31 | £91,922 | £13,233 | - | - |
| 2023-12-31 | £21,052 | £16,177 | - | - |
| 2022-12-31 | £16,524 | £28,146 | - | - |
| 2021-12-31 | £28,099 | £20,567 | - | - |
| 2020-12-31 | £17,276 | £12,136 | - | - |

Trustees

| Name | Role | Appointed |
|-----------------|------|------------|
| JACKIE HOWARD | | 2012-10-21 |
| Keith Arthurton | | 2014-04-15 |
| OLIVER BERNEY | | |
| ROSEMARY NEAVE | | |

POOR'S AND TOWNS' CHARITIES

England & Wales - Charity number 242408

Accounts

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The Trustees are pleased to present their report, together with the financial statements for the year ended 31 December 2024.

Charity name: Hockering Poor And Townlands Charity

Charity registration number: 242408

Address of charity: Brown & Co
The Atrium
St. Georges Street
Norwich

Trustees: Oliver Berney
Jackie Howard
Keith Arthurton
Rosemary Neave
Revd. Mark McCaghrey

Clerk C E Birch

Bankers: Barclays Bank plc
5-7 Red Lion Street
Norwich
NR1 3QH

Independent Examiner: M Proctor FCA DChA
Lovewell Blake LLP
Bankside 300
Peachman Way
Broadland Business Park
NR7 0LB

Estate Managers: Brown & Co
The Atrium
St. Georges Street
Norwich

(continued)

The Charity is divided into two branches, the Poor's Branch and the Town's branch. Income arising from property belonging to each branch will accrue to the branch in question and all payments applicable to each branch must be made from the income or expendable endowment of the branch in question. The object of the Poor's Branch is the relief of persons resident in the area of benefit (being the Parish of Hockering) who are in need, hardship or distress.

The Trustees may relieve persons in need by:

- Making grants of money to them;
- Providing or paying for goods, services or facilities for them; or
- Making grants of money to other persons or bodies who provide goods, services or facilities to those in need.

In exceptional cases the Trustees may decide to assist someone (who is otherwise qualified) who is:

- Resident outside the area of benefit; or
- Only temporarily resident in the area of benefit.

The objects of the Town's branch are:

- The payment of at least £25, or such other sum as the Trustees must decide, to the Trustees of the Church Charity; and
- The general benefit of the inhabitants of the area of benefit in such charitable ways as the Trustees think fit.

The Trustees must first apply:

- the Charity's income; and
- if the Trustees think fit, expendable endowment

In meeting the proper costs of administering the Charity and of managing its property (including the repair and insurance of its buildings, except where these costs are met by a tenant). After payment of these costs, the Trustees must apply the remaining income in furthering the objects of the Charity. The Trustees may also apply the expendable endowment for the objects of the Charity.

During the year the Charity continued to let and manage its properties and land, maintaining them as necessary.

The charity is funded by rental income and investment income. Total receipts amounted to £91,922 (2023: £16,457) and after payments of £13,233 (2023: £16,177) net receipts for the year amounted to £78,689 (2023: net receipts £4,875).

(continued)

(continued)

The Trustees consider the year end financial position to be satisfactory and confirm that the charity can meet all known obligations.

At the year end, the Charity's reserves amounted to £130,761, consisting of cash funds of £91,037, current assets of £30, investments from accumulated income of £51,455, less current liabilities of £11,761.

The charity has had limited revenue for many years. It has been agreed that greater benefit can be delivered to the scheme beneficiaries if there is a larger sum available to assist, therefore rather than spend all surplus revenue without a justifiable reason, the Trustees prefer to accumulate reserves, giving greater income annually on the larger balance of retained investments and the opportunity to make larger payments when justified.

The Trustees have agreed that they will seek beneficiaries, but that in the absence of suitable ones, surplus revenue may be retained as long as it is invested in accordance with recommendations how to ensure retention of the balance and protection against inflation as far as possible. The accumulated income shall also be identifiable to ensure it does not become confused with what is thought of as permanent capital.

Hockering Poor and Townlands Charity is governed by a Scheme which was registered with the Charity Commission (registration number 1070221) on 27 April 1998. The charity was then reregistered with the Charity Commission (registration number 242408) on 10 March 2006.

The Trustees are appointed as follows:

- The Vicar for the time being of the ecclesiastical parish of Hockering shall be an ex-officio Trustee.
- Four nominated Trustees are appointed, two by Hockering Parish Council, and two by Hockering Parochial Church Council. Any appointment must be made at a meeting held according to the ordinary practice of the appointing Council. The person appointed need not be a member of the appointing Council.

The Trustees must give each new Trustee on their first appointment:

- A copy of the Scheme and any amendments made to it;
- A copy of the Charity's latest report and statement of accounts.

The Trustees consider that there are no major strategic or business risks which would affect the ongoing operation of the Charity.

(continued)

The Trustees administer the Charity and meet twice a year to discuss and approve forthcoming charitable expenditure.

No grants were made to Hockering PCC in the current or previous year.

The Trustees have considered the Charity Commission's guidance on public benefit. They confirm that in planning and carrying out the charity's activities they have had regards to this guidance.

The current trustees are shown on page 1. All Trustees held office throughout the year.

Signed on behalf of the trustees on 14 October 2025

Oliver Berney
Trustee

| | | | | |
|--|---------------|---------------|---------------|---------------|
| Investment income: | | | | |
| Rents received | - | 16,500 | 16,500 | 16,054 |
| Dividends and interest | <u>82</u> | <u>340</u> | <u>422</u> | <u>403</u> |
| | <u>82</u> | <u>16,840</u> | <u>16,922</u> | <u>16,457</u> |
| Sale of investments | <u>75,000</u> | <u>-</u> | <u>75,000</u> | <u>4,595</u> |
| | <u>75,082</u> | <u>16,840</u> | <u>91,922</u> | <u>21,052</u> |
| Property repairs and maintenance | - | 11,132 | 11,132 | 6,500 |
| Insurance | - | 571 | 571 | 2,694 |
| Consultancy fees | - | - | - | 3,803 |
| Management fees | - | - | - | 1,955 |
| Electricity | - | - | - | (303) |
| Rates | - | - | - | 112 |
| Independent examiner's fees | <u>383</u> | <u>1,148</u> | <u>1,530</u> | <u>1,416</u> |
| | <u>383</u> | <u>12,850</u> | <u>13,233</u> | <u>16,177</u> |
| Net receipts/(payments) for the year | 74,699 | 3,990 | 78,689 | 4,875 |
| Cash and bank balances at 31 December 2023 | <u>1,328</u> | <u>11,020</u> | <u>12,348</u> | <u>7,473</u> |
| Cash and bank balances at 31 December 2024 | <u>76,027</u> | <u>15,010</u> | <u>91,037</u> | <u>12,348</u> |

| | | | | | | |
|----------------------------------|---------------|---------------|------------|----------------|----------------|----------------|
| Bank current account | 75,874 | 14,962 | - | - | 90,836 | 12,156 |
| Bank deposit account | <u>153</u> | <u>48</u> | <u>-</u> | <u>-</u> | <u>202</u> | <u>192</u> |
| | <u>76,027</u> | <u>15,010</u> | <u>-</u> | <u>-</u> | <u>91,037</u> | <u>12,348</u> |
| | - | - | - | 360,000 | 360,000 | 375,000 |
| COIF Income shares | - | - | 469 | 3,025 | 3,494 | 3,417 |
| BlackRock Charishare | 3,127 | 39,614 | - | - | 42,741 | 40,180 |
| M & G Charifund | <u>-</u> | <u>-</u> | <u>23</u> | <u>5,198</u> | <u>5,220</u> | <u>5,236</u> |
| | <u>3,127</u> | <u>39,614</u> | <u>492</u> | <u>368,222</u> | <u>411,455</u> | <u>423,833</u> |
| Property rent debtor | <u>-</u> | <u>-</u> | <u>-</u> | <u>30</u> | <u>30</u> | <u>30</u> |
| Independent Examination fees | - | 1,600 | - | - | 1,600 | 1,530 |
| Property repairs and maintenance | - | 1,697 | - | - | 1,697 | 248 |
| Management fees | - | 1,980 | - | - | 1,980 | 1,819 |
| Letting fees | - | - | - | - | - | 1,200 |
| Insurance | - | 2,031 | - | - | 2,031 | - |
| Consultancy | <u>1,800</u> | <u>2,563</u> | <u>-</u> | <u>-</u> | <u>4,363</u> | <u>3,668</u> |
| | <u>1,800</u> | <u>9,871</u> | <u>-</u> | <u>-</u> | <u>11,671</u> | <u>8,465</u> |

These financial statements were approved by the Trustees on 14 October 2025 and are signed on their behalf by:

Oliver Berney
Trustee

I

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2024 which are set out on pages 5 to 6.

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 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.

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:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act;
or
2. 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 Proctor FCA DChA
Lovewell Blake LLP
Chartered Accountants
Independent examiner
Norwich

15 October 2025

POOR'S AND TOWNS' CHARITIES

England & Wales - Charity number 242408

Accounts

HOCKERING POOR AND TOWNLANDS CHARITY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

HOCKERING POOR AND TOWNLANDS CHARITY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

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HOCKERING POOR AND TOWNLANDS CHARITY

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees are pleased to present their report, together with the financial statements for the year ended 31 December 2021.

Reference and administration details

Charity name: Hockering Poor And Townlands Charity

Charity registration number: 242408

Address of charity: Brown & Co
The Atrium
St. Georges Street
Norwich

Trustees: Oliver Berney
Jackie Howard
Keith Arthurton
Rosemary Neave
Revd. Mark McCaghrey

Clerk: C E Birch

Bankers: Barclays Bank plc
5-7 Red Lion Street
Norwich
NR1 3QH

Independent Examiner: M Proctor FCA DChA
Lovewell Blake LLP
Bankside 300
Peachman Way
Broadland Business Park
NR7 0LB

Estate Managers: Brown & Co
The Atrium
St. Georges Street
Norwich

HOCKERING POOR AND TOWNLANDS CHARITY

REPORT OF THE TRUSTEES (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

Structure, governance and management

Objectives and activities

The Charity is divided into two branches, the Poor's Branch and the Town's branch. Income arising from property belonging to each branch will accrue to the branch in question and all payments applicable to each branch must be made from the income or expendable endowment of the branch in question. The object of the Poor's Branch is the relief of persons resident in the area of benefit (being the Parish of Hockering) who are in need, hardship or distress.

The Trustees may relieve persons in need by:

- Making grants of money to them;
- Providing or paying for goods, services or facilities for them; or
- Making grants of money to other persons or bodies who provide goods, services or facilities to those in need.

In exceptional cases the Trustees may decide to assist someone (who is otherwise qualified) who is:

- Resident outside the area of benefit; or
- Only temporarily resident in the area of benefit.

The objects of the Town's branch are:

- The payment of at least £25, or such other sum as the Trustees must decide, to the Trustees of the Church Charity; and
- The general benefit of the inhabitants of the area of benefit in such charitable ways as the Trustees think fit.

The Trustees must first apply:

- the Charity's income; and
- if the Trustees think fit, expendable endowment

In meeting the proper costs of administering the Charity and of managing its property (including the repair and insurance of its buildings, except where these costs are met by a tenant). After payment of these costs, the Trustees must apply the remaining income in furthering the objects of the Charity. The Trustees may also apply the expendable endowment for the objects of the Charity.

Achievements and performance

During the year the Charity continued to let and manage its properties and land, maintaining them as necessary. The Charity also made a grant of £1,750 as a contribution towards electrical repairs at one of its properties.

Financial review

The charity is funded by rental income and investment income. Total receipts amounted to £28,099 (2020: £17,276) and after payments of £20,567 (2020: £12,136) the net income for the year amounted to £7,532 (2020: £5,140).

HOCKERING POOR AND TOWNLANDS CHARITY

REPORT OF THE TRUSTEES (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

Financial review (continued)

The Trustees consider the year end financial position to be satisfactory and confirm that the charity can meet all known obligations.

Reserves policy

At the year end, the Charity's reserves amounted to £63,683, consisting of cash funds of £19,095, current assets of £13,676, investments from accumulated income of £51,169, less current liabilities of £20,257.

The charity has had limited revenue for many years. Rather than spend the entire annual surplus which can conflict with greater than usual annual property costs or costs arising unexpectedly. It has also been agreed that greater benefit can be delivered to the scheme beneficiaries if there is a larger sum available to assist therefore rather than spend all surplus revenue without a justifiable reason, the Trustees prefer to accumulate reserves, giving greater income annually on the larger balance of retained investments and the opportunity to make larger payments when justified.

The Trustees have agreed that they will seek beneficiaries, but that in the absence of suitable ones, surplus revenue may be retained as long as it is invested in accordance with recommendations how to ensure retention of the balance and protection against inflation as far as possible. The accumulated income shall also be identifiable to ensure it does not become confused with what is thought of as permanent capital.

Governing document

Hockering Poor and Townlands Charity is governed by a Scheme which was registered with the Charity Commission (registration number 1070221) on 27 April 1998. The charity was then reregistered with the Charity Commission (registration number 242408) on 10 March 2006.

Appointment and recruitment of trustees

The Trustees are appointed as follows:

- The Vicar for the time being of the ecclesiastical parish of Hockering shall be an ex-officio Trustee.
- Four nominated Trustees are appointed, two by Hockering Parish Council, and two by Hockering Parochial Church Council. Any appointment must be made at a meeting held according to the ordinary practice of the appointing Council. The person appointed need not be a member of the appointing Council.

The Trustees must give each new Trustee on their first appointment:

- A copy of the Scheme and any amendments made to it;
- A copy of the Charity's latest report and statement of accounts.

Risk management

The Trustees consider that there are no major strategic or business risks which would affect the ongoing operation of the Charity.

HOCKERING POOR AND TOWNLANDS CHARITY

REPORT OF THE TRUSTEES (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

Organisational structure

The Trustees administer the Charity and meet twice a year to discuss and approve forthcoming charitable expenditure.

Related party transactions

During the year, the Trustees made grants of £Nil (2020: £670) to Hockering PCC.

Public benefit

The Trustees have considered the Charity Commission's guidance on public benefit. They confirm that in planning and carrying out the charity's activities they have had regards to this guidance.

Trustees

The current trustees are shown on page 1. All Trustees held office throughout the year.

Signed on behalf of the trustees:

Oliver Berney

3 July 2022

HOCKERING POOR AND TOWNLANDS CHARITY

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2021

| | Restricted Funds | | Total 2021 | Total 2020 |
|---|------------------|------------------|---------------|---------------|
| | Poor's Branch | Town's Branch | | |
| | £ | £ | £ | £ |
| Receipts | | | | |
| Investment income: | | | | |
| Rents received | 800 | 9,682 | 10,482 | 8,200 |
| Dividends and interest | <u>12</u> | <u>605</u> | <u>617</u> | <u>795</u> |
| | <u>812</u> | <u>10,287</u> | <u>11,099</u> | <u>8,995</u> |
| Other receipts | | | | |
| Sale of investments | <u>-</u> | <u>17,000</u> | <u>17,000</u> | <u>8,281</u> |
| Total receipts | <u>812</u> | <u>27,287</u> | <u>28,099</u> | <u>17,276</u> |
| Payments | | | | |
| Donations and grants | - | 1,750 | 1,750 | 1,762 |
| Property repairs and maintenance | - | 6,021 | 6,021 | 1,894 |
| Insurance | - | 899 | 899 | 2,512 |
| Consultancy fees | - | 3,920 | 3,920 | 3,156 |
| Management fees | - | 2,520 | 2,520 | 1,582 |
| Rates | - | 1,056 | 1,056 | - |
| Legal fees | - | 4,401 | 4,401 | - |
| | <u>-</u> | <u>20,567</u> | <u>20,567</u> | <u>10,906</u> |
| Other payments | | | | |
| Independent examiner's fees | <u>-</u> | <u>-</u> | <u>-</u> | <u>1,230</u> |
| Total payments | <u>-</u> | <u>20,567</u> | <u>20,567</u> | <u>12,136</u> |
| Net receipts for the year | 812 | 6,720 | 7,532 | 5,140 |
| Cash and bank balances at 31 December 2020 | <u>2,475</u> | <u>9,088</u> | <u>11,563</u> | <u>11,563</u> |
| Cash and bank balances at 31 December 2021 | <u>3,287</u> | <u>15,808</u> | <u>19,095</u> | <u>11,563</u> |

HOCKERING POOR AND TOWNLANDS CHARITY

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2021

| | Restricted Funds | | Expendable Endowments | | Total 2021 | Total 2020 |
|--|------------------|---------------|-----------------------|----------------|----------------|----------------|
| | Poor's Branch | Town's Branch | Poor's Branch | Town's Branch | | |
| | £ | £ | £ | £ | £ | £ |
| Cash funds | | | | | | |
| Bank current account | 3,149 | 15,765 | - | - | 18,914 | 11,382 |
| Bank deposit account | <u>138</u> | <u>43</u> | <u>-</u> | <u>-</u> | <u>181</u> | <u>181</u> |
| | <u>3,287</u> | <u>15,808</u> | <u>-</u> | <u>-</u> | <u>19,095</u> | <u>11,563</u> |
| Investment assets (estimated current value) | | | | | | |
| Properties: | - | - | 25,000 | 350,000 | 375,000 | 365,000 |
| Other: | | | | | | |
| Colman Street Investments | - | - | - | 5,254 | 5,254 | 20,979 |
| Cash held by J M Finn | - | - | - | 50 | 50 | 50 |
| COIF Income shares | - | - | 475 | 3,061 | 3,536 | 6,390 |
| BlackRock Charishare | 2,695 | 34,141 | - | - | 36,836 | 32,229 |
| M & G Charifund | <u>-</u> | <u>-</u> | <u>24</u> | <u>5,469</u> | <u>5,493</u> | <u>4,845</u> |
| | <u>2,695</u> | <u>34,141</u> | <u>25,499</u> | <u>363,834</u> | <u>426,169</u> | <u>429,493</u> |
| Other monetary assets | | | | | | |
| Property rent debtor | <u>-</u> | <u>-</u> | <u>-</u> | <u>13,676</u> | <u>13,676</u> | <u>10,626</u> |
| Current liabilities | | | | | | |
| Independent Examination fees | - | 2,586 | - | - | 2,586 | 1,272 |
| Property repairs and maintenance | - | 10,645 | - | - | 10,645 | - |
| Insurance | - | - | - | - | - | 657 |
| Charitable donations | - | - | - | - | - | - |
| Management fees | - | 946 | - | - | 946 | 792 |
| Professional fees | - | 3,380 | - | - | 3,380 | - |
| Consultancy - Town | <u>-</u> | <u>2,700</u> | <u>-</u> | <u>-</u> | <u>2,700</u> | <u>3,920</u> |
| | <u>-</u> | <u>20,257</u> | <u>-</u> | <u>-</u> | <u>20,257</u> | <u>6,641</u> |

These financial statements were approved by the Trustees on 3 July 2022 and are signed on their behalf by:

Oliver Berney

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
HOCKERING POOR AND TOWNLANDS CHARITY
FOR THE YEAR ENDED 31 DECEMBER 2021**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 December 2021 which are set out on pages 5 to 6.

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 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:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act;
or
2. 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 Proctor FCA DChA
Lovewell Blake LLP
Chartered Accountants
Independent examiner
Norwich

10 July 2022