

**HOCKERING POOR AND TOWNLANDS CHARITY**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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# **HOCKERING POOR AND TOWNLANDS CHARITY**

## **REPORT OF THE TRUSTEES**

### **FOR THE YEAR ENDED 31 DECEMBER 2024**

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

#### **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 2024**

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#### **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.

##### **Financial review**

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).

# **HOCKERING POOR AND TOWNLANDS CHARITY**

## **REPORT OF THE TRUSTEES** (continued)

### **FOR THE YEAR ENDED 31 DECEMBER 2024**

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#### **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 £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.

#### **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 2024**

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#### **Organisational structure**

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

#### **Related party transactions**

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

#### **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 on 14 October 2025

Oliver Berney  
Trustee

# HOCKERING POOR AND TOWNLANDS CHARITY

## RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

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	Restricted Funds		Total 2024	Total 2023
	Poor's Branch	Town's Branch		
	£	£	£	£
<b>Receipts</b>				
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>
<b>Other receipts</b>				
Sale of investments	<u>75,000</u>	<u>-</u>	<u>75,000</u>	<u>4,595</u>
<b>Total receipts</b>	<u>75,082</u>	<u>16,840</u>	<u>91,922</u>	<u>21,052</u>
<b>Payments</b>				
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>
<b>Total payments</b>	<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>

# HOCKERING POOR AND TOWNLANDS CHARITY

## STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2024

	Restricted Funds		Expendable Endowments		Total 2024	Total 2023
	Poor's Branch	Town's Branch	Poor's Branch	Town's Branch		
	£	£	£	£	£	£
<b>Cash funds</b>						
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>
<b>Investment assets (estimated current value)</b>						
<b>Properties:</b>	-	-	-	360,000	360,000	375,000
<b>Other:</b>						
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>
<b>Other monetary assets</b>						
Property rent debtor	<u>-</u>	<u>-</u>	<u>-</u>	<u>30</u>	<u>30</u>	<u>30</u>
<b>Current liabilities</b>						
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

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
HOCKERING POOR AND TOWNLANDS CHARITY  
FOR THE YEAR ENDED 31 DECEMBER 2024**

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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.

**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

15 October 2025