

WALBERSWICK COMMON LANDS

England & Wales · Charity number 206095

Details

Status Registered

Legal form Other

Registered 1962-09-22

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

Contact

Address PO Box 73
Halesworth
IP19 1AU

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Activities

Objects: IN RELIEVING EITHER GENERALLY OR INDIVIDUALLY PERSONS RESIDENT IN WALBERSWICK WHO ARE IN CONDITIONS OF NEED HARDSHIP OR DISTRESS BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS SERVICES OR FACILITIES CALCULATED TO REDUCE THE NEED HARDSHIP OR DISTRESS OF SUCH PERSONS RESIDUE OF THE INCOME FOR THE GENERAL BENEFIT OF THE INHABITANTS OF WALBERSWICK AS THE TRUSTEES THINK FIT.

Activities: Relief in need residents of village of Walberswick, Suffolk only. Grants for the benefit of the village of Walberswick, Suffolk & its inhabitants. Grants to assist with education, village of Walberswick, Suffolk residents only. Environmental, conservation within the village grants to bodies that serve the village.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** Education/training, The Prevention Or Relief Of Poverty, Environment/conservation/heritage
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** WALBERSWICK.
- Suffolk

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£362,425	£142,025	-	-
2024-12-31	£170,353	£134,055	-	-
2023-12-31	£145,155	£131,404	-	-
2022-12-31	£164,744	£143,019	-	-
2021-12-31	£146,354	£142,830	-	-
2020-12-31	£176,388	£139,140	-	-

Trustees

Name	Role	Appointed
WCLC Trustee Ltd		2026-01-01

Accounts



ANNUAL REPORT & ACCOUNTS
2025

Walberswick Common Lands Charity
REPORT OF THE CHAIR OF TRUSTEES
May 2026

Trustees

1. With effect from 1 January 2026, the function of the trustees has been transferred to a corporate trustee, WCLC Trustee Limited. This has been a drawn out process, requiring the detailed approval of the Charity Commission. It will in particular streamline the Charity's property transactions, but will have little practical impact on those who engage with the Charity.
2. By convention, the individuals will continue to refer to themselves as trustees, though technically they are each Directors of the Board of the Corporate Trustee.
3. I was appointed Chair of the Board of Directors of the Corporate Trustee with effect from 1 January 2026 (having been Chair of the trustees since 1 January 2023).
4. The Parish Council has re-appointed Stephanie Renouf as a nominative trustee.
5. My fellow trustees are extremely dedicated, giving freely and generously of their time in the interests of the Charity and the community as a whole. I am indebted to their experience and insight.
6. We are all equally grateful for the ongoing work of our clerk, Matthew Wetmore, whose diligence and knowledge of the affairs of the Charity are vital to our successful operation.

Accounts

7. At their meeting on 26 March 2026, the trustees signed off the Charity's accounts for the year ended 31 December 2025.
8. The general income for 2025 was almost £200,000 higher than for 2024.
9. The vast majority of this increase was due to particular property transactions (lease premiums and easements). We do not anticipate any similar income in the near- or medium-term. Equally, the trustees reasonably foresee a need for significant capital expenditure, for the upkeep of property for the benefit of the village, which will off-set this income. This includes essential work for the upkeep of Wally's Bridge.

10. Around £5,000 of this increase came from the covenant from Walberswick Car Parks Limited. The trustees are indebted to the enormous work undertaken by the Directors of WCPL so as to maintain this important source of income.
11. There was also a slight increase in the income from the funds which we have received by way of grants from the Rural Payments Agency through our Countryside Stewardship Agreement. This reflects the significant work (led by Vanessa Tucker and David Pelly) that has been undertaken both to engage with the appropriate agencies and to ensure that the protected areas of the Charity's land are maintained to the highest standard.
12. Our expenditure remained approximately level.

Environmental Stewardship¹

13. A substantial proportion of the trustees' time is spent on considering the management of the land and property for which the Charity is responsible. This includes the Common, but also the Town Marshes (running alongside the River Blyth) and some of the marshes and reedbeds running alongside the River Dunwich.² Much of this land holds a designation protecting it, reflecting the particular value in the wildlife and biodiversity in this rich area. As well as falling within an Area of Outstanding Natural Beauty (or 'National Landscape'), much of the land is designated as a Site of Special Scientific Interest and a Ramsar Site (wetlands of international importance).
14. Our vision is to steward the land in a world-class manner, following a nature-first philosophy, with the support of the village community and partners. We seek to explore priorities and then agree, deliver and monitor a stewardship programme which will protect and enhance the Charity's natural capital for the village and its wider communities. We do this by differentiating the various land types and areas for which we are responsible so that we can then plan their stewardship appropriately. We work with experienced contractors and partners in an environmentally sustainable manner. We are initiating and trialling formal monitoring systems, promoting safe and inclusive practice, and seeking further and stronger community interest in this diverse and accessible landscape.
15. The 5-year Countryside Stewardship Agreement (which was reached with Natural England with effect from January 2024) includes a detailed scheme setting out expectations as to the work

¹ Whilst Natural England uses the term 'countryside stewardship', we prefer the term 'environmental stewardship'; there is no particular distinction between them.

² A fuller description of the land can be found at <https://walberswick-pc.gov.uk/walberswick-common-lands-charity/>

required on the relevant land. In 2025 the Charity received over £45,000 in funds, the use of which is restricted to the stewardship of the land to which it relates.

16. The cost of the environmental stewardship work that we undertake is covered by these restricted funds, and any shortfall made up from the Charity's unrestricted funds.
17. In early 2024, the Charity engaged new contractors to help us with our environmental stewardship of our lands and, in particular, over the Common. This has led to a successful partnership. We recognise that there are some concerns about the equipment that is used, but it is closely monitored and enables essential clearance work that allows the land to flourish for the benefit of flora and fauna. This has seen, for example, a considerable amount of over-sized gorse being cut down and removed from the site (whilst leaving lower gorse which provides such a beautiful display, and smell, in the spring); and the cutting of reeds in the fen. We are guided in this work both by our Agreement with Natural England and a detailed management plan provided specifically for this purpose by Suffolk Wildlife Trust.
18. We have continued our engagement with volunteer groups for specific projects and we are grateful to the hard work of all of those who have helped out in this way. Significant work has been undertaken at Bennett's Copse, including the planting of a number of new trees (including oaks) to ensure that this area remains a healthy 'green lung' in the long-term. We are also grateful to the volunteer villagers who ensure that its watering needs are met.

Charitable activities

19. A core aspect of the Charity's purpose is the grant of relief to those in conditions of need, hardship or distress. This is done by individual grants or loans, and by general grants to charities and organisations that provide support (either generally or specifically) for villagers.
20. More information about how the Charity can assist individuals in need can be found on our website.³
21. In 2025, the Charity made grants in excess of £58,000. These included:
 - (a) The Sole Bay Care Fund, in relation to the vital support that it offers within the village.
 - (b) Payments are made to state schools attended by village children (or, if needed, to the parents of village children entering secondary school for the purchase of a laptop for study use).

³ <https://walberswick-pc.gov.uk/walberswick-common-lands-charity/grants-and-benefits/>

- (c) A contribution to the Village Hall, which allows for subsidised hire charges for local users.
 - (d) Ongoing support for the provision of the free mini-bus that runs villagers to Norwich.
 - (e) Grants to other local and national charities, whom we believe offer vital support to villagers.
22. In addition, the Charity supports specific activities, such as the annual Easter egg hunt and the children's Christmas party and summer clubs.
23. The trustees are extremely grateful for the generous commitment of The Tuck Shop to make donations to the Charity in two streams: first, from the sale of bags and books; secondly, from its profits generally. That contribution has already been brought into effect and will make a valuable addition to the funds available for our charitable activities in support of the village.
24. As ever, the trustees welcome suggestions as to appropriate charities, organisations and activities it might support in the future. Such suggestions are surprisingly limited in number.

Heritage Hut

25. The successful management and use of the Heritage Hut continued throughout 2025. It is regularly used by various (and increasing numbers of) community groups including WPC, the PCC, the Scroll Advisory Group, the Walberswick Players, the Planning Advisory Group and WALL, and we are keen to encourage wider community use.
26. As well as its use for meetings, the Heritage Hut is the depository for the village archives, so carefully curated by the History Group, and for the Walberswick Scroll, under the watchful aegis of the SAG, which arranges for regular viewings of the Scroll.
27. Of particular note in 2025 was the very successful exhibition 'Wood Brick Glass', which celebrated the architecture – old and new – within the village. Our thanks to the Heritage Hut committee, and all of those who helped them in putting on this excellent and informative display.

'LionLink'

28. The proposals for LionLink continue and it is currently intended that the interconnector cable will go under land owned by the Charity. The trustees have continued to engage with National Grid Ventures and its various agents and contractors (as well as with Natural England) with a view to ensuring that – if the work proceeds – the impact upon the Charity's land (with its

associated protected habitats), and upon the village more widely, is mitigated to the greatest possible extent. This included a response to the statutory public consultation exercise.⁴

Conclusion

29. The trustees seek to continue the Charity's ongoing support for the village of Walberswick. This is most obviously through the maintenance and development of the lands under its charge, something that adds to the unique beauty of the area. But it is also through the support of individuals and of the myriad of activities which individuals arrange for the benefit of the community.



Richard Leiper KC

7 May 2026

⁴ <https://walberswick-pc.gov.uk/assets/WCLC/WCLC-Response-to-LionLink-March-2026.pdf>

**WALBERSWICK COMMON LANDS CHARITY
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**



Walberswick Common Lands Charity

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Walberswick Common Lands Charity Trustees' Report For The Year Ended 31 December 2025

The trustees present their report and the financial statements for the year ended 31 December 2025.

Objectives and Activities

Aims and Objectives

The Charity is the largest landowner in and around the village of Walberswick in Suffolk. It receives income from rental of its property and from car parking operations. Its primary responsibility is the long-term, environmental stewardship of its lands. In addition, surplus income may be deployed for the relief of need of Walberswick inhabitants and to support charitable objectives in the Parish of Walberswick.

Public Benefit

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance "Public benefit: running a charity (PB2)" and the requirements of Section 17 of the Charities Act 2011.

Social investments

Individual grants are also made to support Walberswick inhabitants who are judged to be in need and suffering hardship. Annual and ad-hoc grants are made to groups, organisations, and charities that either directly support charitable objectives in Walberswick or have the potential to provide such support when needed. Examples include supporting schools where the village children are educated, local outreach agencies caring for the sick and elderly, the village hall, the local minibus service, road safety schemes, flood defences, churchyard maintenance, community events and childrens sport and recreational activities.

Financial Review

Reserves Policy

It is the Charity's and Trustees policy to maintain reserves at a level it considers necessary to; (a) provide a contingency for emergency repairs, including minor flood damage and (b) meet cash flow fluctuations.

Structure, Governance and Management

Governing Document

The Charity is governed by its scheme dated 7th September 2009, amended on 1st November 2018 and on 15th December 2025 and constitutes an unincorporated Charity. The Charity was first registered on 4th February 1901.

Trustee Selection Methods

Until 31st December 2025 the body of seven Trustees was made up of one Ex-officio Trustee, four Nominative Trustees and two Co-optative Trustees. The latter two categories were elected for a period of four years. The Ex-officio Trustee was normally the Vicar with pastoral responsibility for the parish of Walberswick. Nominative Trustees were elected by Walberswick Parish Council. With effect 1st January 2026 and under the amendment to the Governing Document dated 15th December 2025, the existing Trustees all resigned and were replaced by a sole corporate Trustee, WCLC Trustee Limited (company number 14457136).

**Walberswick Common Lands Charity
Trustees' Report (continued)
For The Year Ended 31 December 2025**

Risk management

The Trustees have a duty to identify and review the risks to which the Charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

Reference and Administrative Details

Trustees

Reverend R Gant (resigned 01/01/2026)
Mr G D Humphrey (resigned 01/01/2026)
Mr R T Leiper K C - Chairman (resigned 01/01/2026)
Mr D Pelly (resigned 01/01/2026)
Mrs S Renouf (resigned 01/01/2026)
Mrs H J Sutton (resigned 01/01/2026)
Ms V M Tucker (resigned 01/01/2026)
WCLC Trustee Limited (appointed 01/01/2026)

Other Personnel

Mr M Wetmore - Clerk

Charity Number

206095

Principal Address

PO Box 73
Halesworth
Suffolk
IP19 1AU

Independent Examiner

P N van Dijk FMAAT
Van Dijk Accountants
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

**Walberswick Common Lands Charity
Trustees' Report (continued)
For The Year Ended 31 December 2025**

Other Information

Surveyors

Durrants, Beccles
Stutt & Parker, Norwich

The trustees' report was approved by the board of trustees and signed on its behalf by:

A handwritten signature in blue ink, appearing to read 'Richard Leiper', is written over the printed name.

WCLC Trustee Limited

Trustee
26/03/2026

Walberswick Common Lands Charity
Independent Examiner's Report to the Trustees of Walberswick Common Lands Charity
For The Year Ended 31 December 2025

I report to the trustees on my examination of the accounts of Walberswick Common Lands Charity (the Trust) for the year ended 31 December 2025.

Responsibilities and Basis of Report

As the charity trustees of the Trust 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 Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's Statement

Since the Trust's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of The Association of Accounting Technicians, which is one of the listed bodies.

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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and contents 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.

P N van Dijk FMAAT

26/03/2026
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

Walberswick Common Lands Charity
Statement of Financial Activities
For The Year Ended 31 December 2025

				2025	2024
		Unrestricted	Restricted	Total	Total
	Notes	funds	funds	funds	funds
		£	£	£	£
INCOME AND ENDOWMENTS FROM:					
Donations and legacies	3	1,150	-	1,150	422
Other trading activities	4	302,484	46,041	348,525	157,840
Investments	5	10,236	2,514	12,750	9,924
		<u>313,870</u>	<u>48,555</u>	<u>362,425</u>	<u>168,186</u>
EXPENDITURE ON:					
Charitable activities:	7				
Charitable activities		(51,113)	-	(51,113)	(50,704)
Other		(65,765)	(25,147)	(90,912)	(83,351)
		<u>(116,878)</u>	<u>(25,147)</u>	<u>(142,025)</u>	<u>(134,055)</u>
NET INCOME BEFORE INVESTMENT GAINS		196,992	23,408	220,400	34,131
Net (losses)/gains on investments		(2,003)	-	(2,003)	2,167
NET INCOME		<u>194,989</u>	<u>23,408</u>	<u>218,397</u>	<u>36,298</u>
NET MOVEMENT IN FUNDS		194,989	23,408	218,397	36,298
RECONCILIATION OF FUNDS:					
Total funds brought forward		<u>1,784,304</u>	<u>28,386</u>	<u>1,812,690</u>	<u>1,776,392</u>
TOTAL FUNDS CARRIED FORWARD	14	<u>1,979,293</u>	<u>51,794</u>	<u>2,031,087</u>	<u>1,812,690</u>

The notes on pages 8 to 13 form part of these financial statements.

Walberswick Common Lands Charity
Comparative Statement of Financial Activities
For The Year Ended 31 December 2025

		2024
		Total
		funds
		£
	Notes	
		£
INCOME AND ENDOWMENTS FROM:		
Donations and legacies	3	422
Other trading activities	4	114,329
Investments	5	8,543
		123,294
		44,892
		168,186
EXPENDITURE ON:		
Charitable activities:	7	
Charitable activities		(50,704)
Other		(52,098)
		(31,253)
		(102,802)
		(31,253)
		(134,055)
NET INCOME BEFORE INVESTMENT GAINS		20,492
Net gains on investments		2,167
		13,639
NET INCOME		22,659
		13,639
		36,298
NET MOVEMENT IN FUNDS		22,659
		13,639
		36,298
RECONCILIATION OF FUNDS:		
Total funds brought forward		1,761,645
		14,747
		1,776,392
TOTAL FUNDS CARRIED FORWARD	14	1,784,304
		28,386
		1,812,690

The notes on pages 8 to 13 form part of these financial statements.

Walberswick Common Lands Charity
Statement of Financial Position
As At 31 December 2025

				2025	2024
		Unrestricted funds	Restricted funds	Total funds	Total funds
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	10	925,772	-	925,772	936,779
Investment Properties	11	545,000	-	545,000	545,000
		1,470,772	-	1,470,772	1,481,779
CURRENT ASSETS					
Debtors	12	70,190	-	70,190	66,294
Cash at bank and in hand		515,987	64,399	580,386	341,680
		586,177	64,399	650,576	407,974
Creditors: Amounts Falling Due Within One Year	13	(77,656)	(12,605)	(90,261)	(77,063)
NET CURRENT ASSETS (LIABILITIES)		508,521	51,794	560,315	330,911
TOTAL ASSETS LESS CURRENT LIABILITIES		1,979,293	51,794	2,031,087	1,812,690
NET ASSETS		1,979,293	51,794	2,031,087	1,812,690
FUNDS OF THE CHARITY					
Restricted Funds				51,794	28,386
Unrestricted Funds				1,979,293	1,784,304
TOTAL FUNDS	14			2,031,087	1,812,690

On behalf of the board



WCLC Trustee Limited

Trustee
26/03/2026

The notes on pages 8 to 13 form part of these financial statements.

Walberswick Common Lands Charity
Notes to the Financial Statements
For The Year Ended 31 December 2025

1. General Information

Walberswick Common Lands Charity is an unincorporated charity registered with the Charity Commission, registered charity number 206095. The principal address is PO Box 73, Halesworth, Suffolk, IP19 1AU.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The charity is a Public Benefit Entity as defined by FRS 102.

2.2. Fund Accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Designated funds comprise unrestricted funds that have been set aside by the trustees for a specific purpose.

Restricted funds are to be used for specific purposes as laid down by the donor.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2.3. Incoming Resources

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

2.4. Resources Expended

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

2.5. Tangible Fixed Assets and Depreciation

Freehold property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve, see note 18 to the accounts.

The Charity has an interest in the Heritage Hut situated on Walberswick Village Green which is held on a ten year lease commencing 11th April 2019. Improvements thereto are being amortised over the remaining term of the lease.

Walberswick Common Lands Charity
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2025

2.6. Investment Properties

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

2.7. Cash and Cash Equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

2.8. Taxation

The charity is exempt from tax as all its income is charitable and applied for charitable purposes.

3. Income from Donations and Legacies

	2025	2024
	Unrestricted funds	Unrestricted funds
	£	£
Donations and gifts	1,150	422

4. Income from Other Trading Activities

	Unrestricted funds	Restricted funds	2025 Total funds
	£	£	£
Access licences	1,665	-	1,665
Property rent	36,401	-	36,401
Agricultural agreements	1,608	-	1,608
Covenant from W.C.P.Ltd	59,794	-	59,794
Annual licences	20,723	-	20,723
Environmental stewardship income	-	46,041	46,041
Lease premiums and easements	182,293	-	182,293
	<u>302,484</u>	<u>46,041</u>	<u>348,525</u>

	Unrestricted funds	Restricted funds	2024 Total funds
	£	£	£
Access licences	1,380	-	1,380
Property rent	36,014	-	36,014
Agricultural agreements	1,516	-	1,516
Covenant from W.C.P.Ltd	55,162	-	55,162

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Walberswick Common Lands Charity
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2025

Annual licences	20,257	-	20,257
Environmental stewardship income	-	43,511	43,511
Lease premiums and easements	-	-	-
	<u>114,329</u>	<u>43,511</u>	<u>157,840</u>

5. Investment Income

	Unrestricted funds	Restricted funds	2025 Total funds
	£	£	£
Other interest receivable	<u>10,236</u>	<u>2,514</u>	<u>12,750</u>
			2024
	Unrestricted funds	Restricted funds	Total funds
	£	£	£
Other interest receivable	<u>8,543</u>	<u>1,381</u>	<u>9,924</u>

6. Net Income/(Expenditure)

The net income is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation of tangible fixed assets - owned	<u>11,007</u>	<u>11,007</u>

7. Analysis of Expenditure

	2025 Support costs (see note 8)
	£
Charitable activities	<u>51,113</u>
	2024
	Support costs (see note 8)
	£
Charitable activities	<u>50,704</u>

Walberswick Common Lands Charity
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2025

8. Support Costs

	2025
	Charitable activities
	£
Premises expenses	8,137
General administration	31,969
Depreciation	11,007
	<u>51,113</u>
	2024
	Charitable activities
	£
Premises expenses	6,858
General administration	32,839
Depreciation	11,007
	<u>50,704</u>

9. Average Number of Employees

Average number of employees during the year was: 1 (2024: 1)

10. Tangible Assets

	Land & Property		
	Freehold	Leasehold	Total
	£	£	£
Cost			
As at 1 January 2025	890,000	98,570	988,570
As at 31 December 2025	<u>890,000</u>	<u>98,570</u>	<u>988,570</u>
Depreciation			
As at 1 January 2025	-	51,791	51,791
Provided during the period	-	11,007	11,007
As at 31 December 2025	<u>-</u>	<u>62,798</u>	<u>62,798</u>
Net Book Value			
As at 31 December 2025	<u>890,000</u>	<u>35,772</u>	<u>925,772</u>
As at 1 January 2025	<u>890,000</u>	<u>46,779</u>	<u>936,779</u>

Walberswick Common Lands Charity
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2025

11. Investment Property

	2025
	£
Fair Value	
As at 1 January 2025 and 31 December 2025	545,000

12. Debtors

	2025	2024
	£	£
Due within one year		
Trade debtors	70,190	66,294

13. Creditors: Amounts Falling Due Within One Year

	2025	2024
	£	£
Trade creditors	9,692	9,102
Other creditors	66,245	53,645
Accruals and deferred income	14,324	14,316
	90,261	77,063

14. Movement in Funds

	As at 1 January 2025	Income	Expenditure	As at 31 December 2025
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	1,784,304	313,870	(118,881)	1,979,293
Restricted funds				
Restricted funds	28,386	48,555	(25,147)	51,794
Total funds	1,812,690	362,425	(144,028)	2,031,087

	As at 1 January 2024	Income	Expenditure	As at 31 December 2024
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	1,761,645	123,294	(100,635)	1,784,304

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Walberswick Common Lands Charity
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2025

Restricted funds

Restricted funds	14,747	44,892	(31,253)	28,386
Total funds	<u>1,776,392</u>	<u>168,186</u>	<u>(131,888)</u>	<u>1,812,690</u>

15. Transactions with Trustees

None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current or previous year.

No trustee expenses have been incurred.

16. Related Party Disclosures

Trustees Mrs H J Sutton and Mr R T Leiper KC held on behalf of Walberswick Common Lands one share each in Walberswick Car Parks Limited at 31st December 2025. Mrs H J Sutton is also a director of Walberswick Car Parks Limited. During the year Walberswick Car Parks Limited covenanted £59,794 (2024 £55,162) to Walberswick Common Lands Charity.

18. Revaluation Reserve

Unrestricted funds at 31st December 2025 include the revaluation reserve of £145,000.

**Walberswick Common Lands Charity
Detailed Statement of Financial Activities
For The Year Ended 31 December 2025**

	2025	2024
	Total	Total
	funds	funds
	£	£
INCOME AND ENDOWMENTS FROM:		
Donations and legacies		
Donations and gifts	1,150	422
	1,150	422
Other trading activities		
Access licences	1,665	1,380
Property rent	36,401	36,014
Agricultural agreements	1,608	1,516
Covenant from W.C.P.Ltd	59,794	55,162
Annual licences	20,723	20,257
Environmental stewardship income	46,041	43,511
Lease premiums and easements	182,293	-
	348,525	157,840
Investments		
Investment income	10,236	8,543
Investment restricted income	2,514	1,381
	12,750	9,924
	362,425	168,186
EXPENDITURE ON:		
Charitable Activities:		
Charitable activities		
Rates	(543)	(135)
Property maintenance	(7,594)	(6,723)
Insurance	(3,622)	(3,457)
Professional fees	(9,846)	(12,796)
Sundry expenses	(34)	(34)
Administration	(18,467)	(16,552)
Depreciation of leasehold property	(11,007)	(11,007)
	(51,113)	(50,704)
Other		

...CONTINUED

Walberswick Common Lands Charity
Detailed Statement of Financial Activities (continued)
For The Year Ended 31 December 2025

Individual charitable grants	(2,643)	(2,442)
Charitable grants	(63,122)	(49,656)
Environmental stewardship costs	(25,147)	(31,253)
	<u>(90,912)</u>	<u>(83,351)</u>
	<u>(142,025)</u>	<u>(134,055)</u>
NET INCOME BEFORE INVESTMENT GAINS	220,400	34,131
Net (losses)/gains on investments		
(Deficit)/surplus on revaluation of investments	(2,003)	2,167
	<u>(2,003)</u>	<u>2,167</u>
NET INCOME	<u>218,397</u>	<u>36,298</u>

Accounts



ANNUAL REPORT & ACCOUNTS
2024

Walberswick Common Lands Charity
REPORT OF THE CHAIR OF TRUSTEES
April 2025

Trustees

1. I was re-appointed Chair of the Trustees with effect from 1 January 2025 (having started in that role on 1 January 2023).
2. The Parish Council re-appointed Hannah Sutton as a nominative trustee in March 2024 and myself in December 2024.
3. The Rev Russ Gant took up his role as *ex officio* trustee from April 2024.
4. At a meeting on 12 December 2024, Vanessa Tucker was re-appointed as a co-opted trustee with effect from 1 January 2025.
5. My fellow trustees are extremely dedicated, giving freely of their time in the interests of the Charity and the community as a whole. I am indebted to their experience and insight.
6. We are all equally grateful for the ongoing work of our clerk, Matthew Wetmore, whose diligence and knowledge of the affairs of the Charity is unequalled.

Accounts

7. At their meeting on 27 February 2025, the Trustees signed off the Charity's accounts for the year ended 31 December 2024.
8. The general income for 2024 was just over £25,000 higher than for 2023 (and around £5,000 more than for 2022). Around £15,000 of this increase came from the covenant from Walberswick Car Parks Limited. This is a tribute to the enormous work undertaken by the Directors of WCPL, dealing admirably with a range of difficulties so as not just to protect that source of income, but to build upon it by over one third. That is no small feat.
9. The balance of the higher income came from an increase of the funds which we have received by way of grants from the Rural Payments Agency through our Countryside Stewardship Agreement.

10. Our expenditure remained approximately level. The increase in the RPA grant came in in the latter part of the year, and so is ready to be used in the course of 2025. We are mindful that a number of potential matters may require increased expenditure in 2025.

Environmental Stewardship¹

11. A substantial proportion of the Trustees' time is spent on considering the management of the land and property for which the Charity is responsible. This includes the Common, but also the Town Marshes (running alongside the River Blyth) and some of the marshes and reedbeds running alongside the River Dunwich.² Much of this land holds a designation protecting it, reflecting the particular value in the wildlife and biodiversity in this rich area. As well as falling within an Area of Outstanding Natural Beauty (or 'National Landscape'), much of the land is designated as a Site of Special Scientific Interest and a Ramsar Site (wetlands of international importance).
12. Our vision is to steward the land in a world-class manner, following a nature-first philosophy, with the support of the village community and partners. We seek to explore priorities and then agree, deliver and monitor a stewardship programme which will protect and enhance the Charity's natural capital for the village and its wider communities. We do this by differentiating the various land types and areas for which we are responsible so that we can then plan their stewardship appropriately. We work with experienced contractors and partners in an environmentally sustainable manner. We are initiating and trialling formal monitoring systems, promoting safe and inclusive practice, and seeking further and stronger community interest in this diverse and accessible landscape.
13. As noted in last year's Report, a new 5-year Countryside Stewardship Agreement was reached with Natural England with effect from January 2024. This includes a detailed scheme setting out expectations as to the work required on the relevant land. In 2024 the Charity received almost £45,000 in funds (an increase from around £33,000 in 2023), the use of which is restricted to the stewardship of the land to which it relates.
14. The cost of the environmental stewardship work that we undertake is covered by these restricted funds, and any shortfall made up from the Charity's unrestricted funds.

¹ Whilst Natural England uses the term 'countryside stewardship', we prefer the term 'environmental stewardship'; there is no particular distinction between them.

² A fuller description of the land can be found at <http://walberswick.onesuffolk.net/walberswick-common-lands-charity/>

15. In early 2024, the Charity engaged new contractors to undertake a lot of the heavy work that is necessary, in particular over the Common. This preliminary work was successful and a much more significant plan was developed for the winter of 2024/2025 (when the work must be done, to avoid disturbing the wildlife that makes the Common its home over the warmer months). This has seen, for example, a considerable amount of over-sized gorse being cut down and removed from the site (whilst leaving lower gorse which provides such a beautiful display, and smell, in the spring); and the cutting of reeds in the fen.
16. We have continued our engagement with volunteer groups for specific projects, such as the clearing of the top end of Bennett's Drift, and we are grateful to the hard work of all of those who have helped out in this way.

Charitable activities

17. A core aspect of the Charity's purpose is the grant of relief to those in conditions of need, hardship or distress. This is done by individual grants or loans, and by general grants to charities and organisations that provide support (either generally or specifically) for villagers.
18. More information about how the Charity can assist individuals in need can be found on our website.³
19. In 2024, the Charity made grants in excess of £50,000. These included:
 - (a) The Sole Bay Care Fund, in relation to the vital support that it offers within the village.
 - (b) Payments are made to state schools attended by village children. In 2024, we made a one-off offer to the parents of eligible secondary school village children for the purchase of a laptop for study use (as an alternative to a payment being made directly to the school). We considered that this would offer direct and tangible support to those families; and currently intend to continue with this in relation to children as they reach secondary school.
 - (c) A contribution to the Village Hall, which allows for subsidised hire charges for local users.
 - (d) Ongoing support for the provision of the free mini-bus that runs villagers to Norwich.
 - (e) Grants to other local and national charities, whom we believe offer vital support to villagers.

³ <http://walberswick.onesuffolk.net/walberswick-common-lands-charity/grants-and-benefits/>

20. In addition, the Charity supports specific activities, such as the annual Easter egg hunt and the children's summer clubs.
21. As ever, the Trustees welcome suggestions as to appropriate charities, organisations and activities it might support in the future. Such suggestions are surprisingly limited in number.

Heritage Hut

22. The successful management and use of the Heritage Hut continued throughout 2024. It is regularly used by various community groups including WPC, the PCC, the Scroll Advisory Group, and WALL, and we are keen to encourage wider community use.
23. As well as its use for meetings, the Heritage Hut is the depository for the village archives, so carefully curated by the History Group, and for the Walberswick Scroll, under the watchful aegis of the SAG.
24. Of particular note in 2024 was the very successful exhibition 'When the Seas Come In', which attracted almost 1,000 visitors, over various dates across the summer. Our thanks to the Heritage Hut committee, and all of those who helped them in putting on this excellent and informative display.
25. In September 2024 the Heritage Hut was the base for a 'heritage trail' as part of the national Heritage Open Days.

'LionLink'

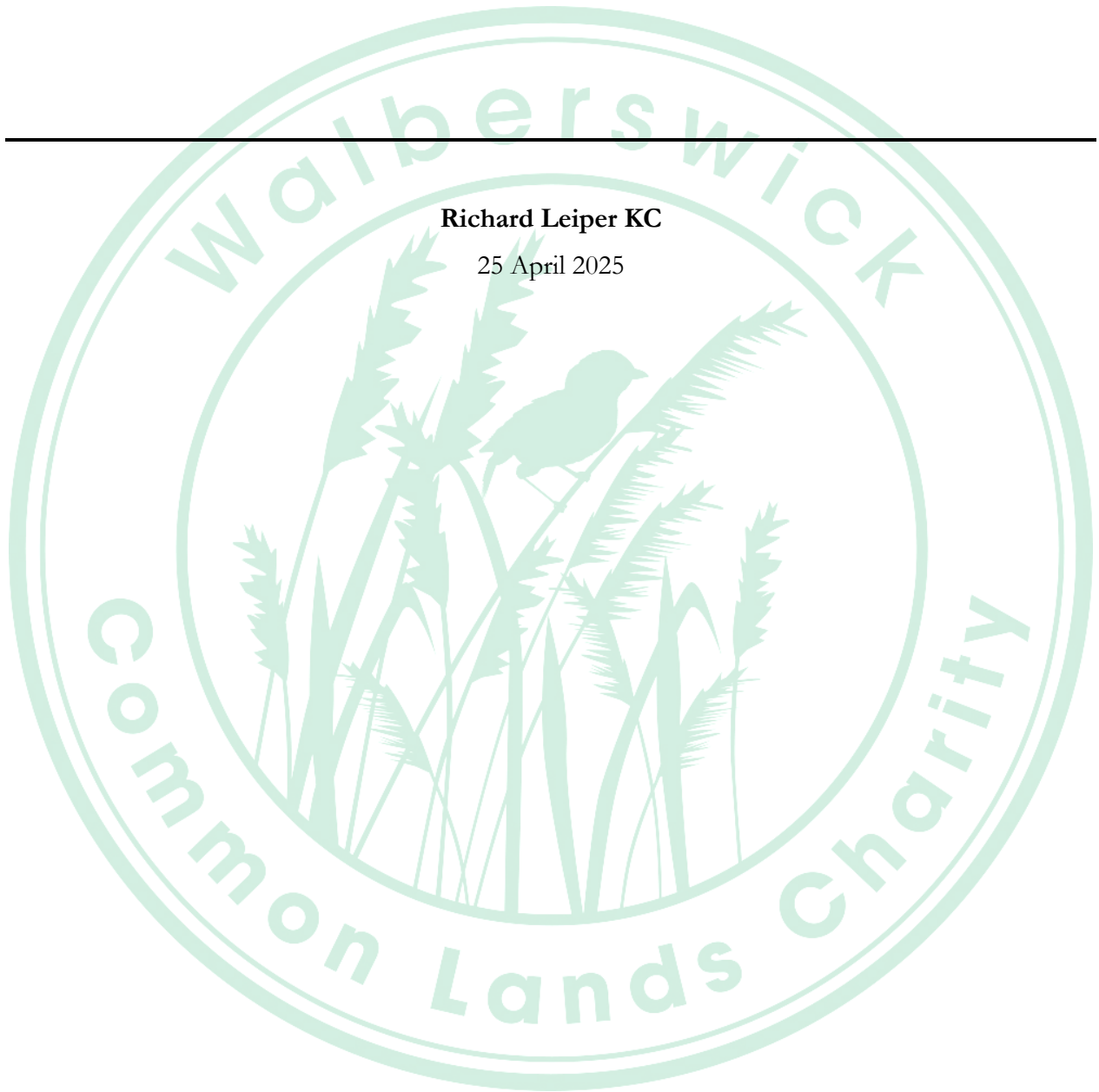
26. The proposals for LionLink continue and it is currently intended that the interconnector cable will go under land owned by the Charity. The Trustees have continued to engage with National Grid Ventures and its various agents and contractors (as well as with Natural England) with a view to ensuring that – if the work proceeds – the impact upon the Charity's land (with its associated protected habitats), and upon the village more widely, is mitigated to the greatest possible extent.

Conclusion

27. The Trustees seek to continue the Charity's ongoing support for the village of Walberswick. This is most obviously through the maintenance and development of the lands under its charge, something that adds to the unique beauty of the area. But it is also through the support of individuals and of the myriad of activities which individuals arrange for the benefit of the community.

Richard Leiper KC

25 April 2025



REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024
FOR
WALBERSWICK COMMON LANDS CHARITY

van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

WALBERSWICK COMMON LANDS CHARITY

CONTENTS OF THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2024

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WALBERSWICK COMMON LANDS CHARITY

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2024**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity is the largest landowner in and around the village of Walberswick in Suffolk. It receives income from rental of its property and from car parking operations. Its primary responsibility is the long-term, environmental stewardship of its lands. In addition, surplus income may be deployed for the relief of need of Walberswick inhabitants and to support charitable objectives in the Parish of Walberswick.

Social investments

Individual grants are also made to support Walberswick inhabitants who are judged to be in need and suffering hardship. Annual and ad-hoc grants are made to groups, organisations, and charities that either directly support charitable objectives in Walberswick or have the potential to provide such support when needed. Examples include supporting; schools where village children are educated, local outreach agencies caring for the sick and elderly, the village hall, the local minibus service, road safety schemes, flood defences, churchyard maintenance, community events and children's sport and recreational activities.

FINANCIAL REVIEW

Reserves policy

It is the Charity's and Trustees policy to maintain reserves at a level it considers necessary to; (a) provide a contingency for emergency repairs, including minor flood damage and (b) meet cash flow fluctuations.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is governed by its Scheme dated 7 September 2009, amended on 1st November 2018 and constitutes an unincorporated Charity. The Charity was first registered on 4 February 1901.

Recruitment and appointment of new trustees

The body of seven Trustees is made of one Ex-officio Trustee, four Nominative Trustees and two Co-optative Trustees. The latter two categories are elected for a period of four years. The Ex-officio Trustee is normally the Vicar with pastoral responsibility for the Parish of Walberswick. Nominative Trustees are elected by Walberswick Parish Council.

Risk management

The Trustees have a duty to identify and review the risks to which the Charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

206095

Principal address

PO Box 73
Halesworth
Suffolk
IP19 1AU

WALBERSWICK COMMON LANDS CHARITY

REPORT OF THE TRUSTEES
for the Year Ended 31 December 2024

Trustees

Reverend R Gant
Mr G D Humphrey
Mr R T Leiper KC Chairman
Mr D Pelly
Mrs S Renouf
Mrs H J Sutton
Ms V M Tucker

Clerk

Mr M Wetmore

Independent Examiner

P N van Dijk FMAAT
van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

Legal advisors

Nicholsons Solicitors, Lowestoft
Bates Wells, London

Surveyors

Durrants, Beccles
Stutt & Parker, Norwich

BANKERS

Barclays Bank PLC

Approved by order of the board of trustees on 27 February 2025 and signed on its behalf by:



Mr R T Leiper KC - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WALBERSWICK COMMON LANDS CHARITY

Independent examiner's report to the trustees of Walberswick Common Lands Charity

I report to the charity trustees on my examination of the accounts of Walberswick Common Lands Charity (the Trust) for the year ended 31 December 2024.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all 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 Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable 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.

P N van Dijk FMAAT

van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

27 February 2025

WALBERSWICK COMMON LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2024

	Notes	Unrestricted fund £	Restricted fund £	31.12.24 Total funds £	31.12.23 Total funds £
INCOME AND ENDOWMENTS FROM					
General Income	2	125,461	44,892	170,353	145,155
Other income		-	-	-	60,000
Total		<u>125,461</u>	<u>44,892</u>	<u>170,353</u>	<u>205,155</u>
EXPENDITURE ON					
Costs		<u>102,802</u>	<u>31,253</u>	<u>134,055</u>	<u>131,404</u>
NET INCOME/(EXPENDITURE)		22,659	13,639	36,298	73,751
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>1,761,645</u>	<u>14,747</u>	<u>1,776,392</u>	<u>1,702,641</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>1,784,304</u></u>	<u><u>28,386</u></u>	<u><u>1,812,690</u></u>	<u><u>1,776,392</u></u>

The notes form part of these financial statements

WALBERSWICK COMMON LANDS CHARITY

STATEMENT OF FINANCIAL POSITION

31 December 2024

	Notes	Unrestricted fund £	Restricted fund £	31.12.24 Total funds £	31.12.23 Total funds £
FIXED ASSETS					
Tangible assets	4	936,779	-	936,779	947,786
Investment property	5	<u>545,000</u>	<u>-</u>	<u>545,000</u>	<u>545,000</u>
		1,481,779	-	1,481,779	1,492,786
CURRENT ASSETS					
Debtors	6	66,294	-	66,294	83,757
Investments	7	243,788	39,923	283,711	256,412
Cash at bank and in hand	8	<u>56,901</u>	<u>1,068</u>	<u>57,969</u>	<u>18,021</u>
		366,983	40,991	407,974	358,190
CREDITORS					
Amounts falling due within one year	9	64,458	12,605	77,063	(74,584)
NET CURRENT ASSETS		<u>302,525</u>	<u>28,386</u>	<u>330,911</u>	<u>283,606</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,784,304</u>	<u>28,386</u>	<u>1,812,690</u>	<u>1,776,392</u>
NET ASSETS		<u>1,784,304</u>	<u>28,386</u>	<u>1,812,690</u>	<u>1,776,392</u>
FUNDS	10				
Unrestricted funds				1,784,304	1,761,645
Restricted funds				<u>28,386</u>	<u>14,747</u>
TOTAL FUNDS				<u>1,812,690</u>	<u>1,776,392</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 27 February 2025 and were signed on its behalf by:



Mr R T Leiper KC - Trustee



H J Sutton - Trustee

The notes form part of these financial statements

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS **for the Year Ended 31 December 2024**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Freehold property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve, see note 11 to the accounts.

The Charity has an interest in the Heritage Hut situated on Walberswick Village Green which is held on a ten year lease commencing 11th April 2019. Improvements thereto are being amortised over the remaining term of the lease.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2024

2. GENERAL INCOME

			31.12.24	31.12.23
	Unrestricted	Restricted	Total	Total
	funds	funds	funds	funds
	£	£	£	£
Access licences	1,380	-	1,380	1,440
Property rent	36,014	-	36,014	34,875
Agricultural agreements	1,516	-	1,516	1,774
Investment income	8,543	-	8,543	6,546
Investment restricted income	-	1,381	1,381	788
Covenant from W.C.P.Ltd	55,162	-	55,162	40,498
Annual licences	20,257	-	20,257	19,404
Track & manor fields	-	-	-	1,665
Environmental stewardship	-	43,511	43,511	30,109
Donations	422	-	422	2,367
Increase in value of investments	2,167	-	2,167	5,689
	<u>125,461</u>	<u>44,892</u>	<u>170,353</u>	<u>145,155</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2024 nor for the year ended 31 December 2023.

4. TANGIBLE FIXED ASSETS

	Freehold property £	Leasehold property £	Totals £
COST			
At 1 January 2024	890,000	98,570	988,570
Additions	-	-	-
At 31 December 2024	<u>890,000</u>	<u>98,570</u>	<u>988,570</u>
DEPRECIATION			
At 1 January 2024	-	40,784	40,784
Charge for year	-	<u>11,007</u>	<u>11,007</u>
At 31 December 2024	-	<u>51,791</u>	<u>51,791</u>
NET BOOK VALUE			
At 31 December 2024	<u>890,000</u>	<u>46,779</u>	<u>936,779</u>
At 31 December 2023	<u>890,000</u>	<u>57,786</u>	<u>947,786</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2024

5. INVESTMENT PROPERTY

Walberswick Common Lands Charity has title to freehold land and properties within the Walberswick area from which the Charity derives income, they have been valued professionally at £545,000.

6. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.24	31.12.23
	£	£
Trade debtors	<u>66,294</u>	<u>83,757</u>

7. CURRENT ASSET INVESTMENTS

	31.12.24	31.12.23
	£	£
COIF accumulation shares	31,534	30,008
COIF income shares	28,995	28,355
COIF deposit accounts 1 & 2	140,256	176,127
COIF sea defence deposit account	8,710	8,286
COIF Track & manor fields deposit account	<u>74,216</u>	<u>13,636</u>
	<u>283,711</u>	<u>256,412</u>

8. CASH AT BANK AND IN HAND

	General fund £	Restricted £	31.12.24 Total funds £	31.12.23 Total funds £
Bank account no. 1	56,901	-	56,901	17,965
Track & manor fields account	-	1,068	1,068	56
	<u>56,901</u>	<u>1,068</u>	<u>57,969</u>	<u>18,021</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2024

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.24 £	31.12.23 £
Trade creditors	9,102	10,191
Other creditors	<u>67,961</u>	<u>64,393</u>
	<u>77,063</u>	<u>74,584</u>

10. MOVEMENT IN FUNDS

	At 1.1.24 £	Net movement in funds £	At 31.12.24 £
Unrestricted funds			
General fund	1,761,645	22,659	1,784,304
Restricted funds			
Restricted	14,747	13,639	28,386
	<u>1,776,392</u>	<u>36,298</u>	<u>1,812,690</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	125,461	(102,802)	22,659
Restricted funds			
Restricted	44,892	(31,253)	13,639
	<u>170,353</u>	<u>(134,055)</u>	<u>36,298</u>

Comparatives for movement in funds

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
Unrestricted funds			
General fund	1,685,783	75,862	1,761,645
Restricted funds			
Restricted	16,858	(2,111)	14,747
	<u>1,702,641</u>	<u>73,751</u>	<u>1,776,392</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2024

10. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	172,334	(96,472)	75,862
Restricted funds			
Restricted	32,821	(34,932)	(2,111)
TOTAL FUNDS	<u>205,155</u>	<u>(131,404)</u>	<u>73,751</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.23 £	Net movement in funds £	At 31.12.24 £
Unrestricted funds			
General fund	1,685,783	98,521	1,784,304
Restricted funds			
Restricted	16,858	11,528	28,386
TOTAL FUNDS	<u>1,702,641</u>	<u>110,049</u>	<u>1,812,690</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	297,795	(199,274)	98,521
Restricted funds			
Restricted	77,713	(66,185)	11,528
TOTAL FUNDS	<u>375,508</u>	<u>(265,459)</u>	<u>110,049</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2024

11. REVALUATION RESERVE

Unrestricted funds at 31st December 2024 include the revaluation reserve of £145,000.

12. RELATED PARTY DISCLOSURES

Trustees Mrs H J Sutton and Mr R T Leiper KC held on behalf of Walberswick Common Lands one share each in Walberswick Car Parks Limited at 31st December 2024. Mrs H J Sutton is also a director of Walberswick Car Parks Limited. During the year Walberswick Car Parks Limited covenanted £55,162 (2023 £40,498) to Walberswick Common Lands Charity.

WALBERSWICK COMMON LANDS CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2024

	Unrestricted funds £	Restricted funds £	31.12.24 Total funds £	31.12.23 Total funds £
INCOME AND ENDOWMENTS				
General Income				
Access licences	1,380	-	1,380	1,440
Property rent	36,014	-	36,014	34,875
Agricultural agreements	1,516	-	1,516	1,774
Investment income	8,543	-	8,543	6,546
Investment restricted income	-	1,381	1,381	788
Covenant from W.C.P.Ltd	55,162	-	55,162	40,498
Annual licences	20,257	-	20,257	19,404
Track & manor fields	-	-	-	1,665
Environmental stewardship	-	43,511	43,511	30,109
Donations	422	-	422	2,367
Increase in value of investments	2,167	-	2,167	5,689
	125,461	44,892	170,353	145,155
Other income				
Gains on the revaluation of freehold property	-	-	-	60,000
Total incoming resources	125,461	44,892	170,353	205,155
EXPENDITURE				
Costs				
Administration	16,552	-	16,552	16,958
Property maintenance	6,723	-	6,723	2,420
Professional fees	12,796	-	12,796	14,479
Rates	135	-	135	231
Insurance	3,457	-	3,457	3,305
Individual charitable grants	2,442	-	2,442	3,165
Charitable grants	49,656	-	49,656	44,894
Track & manor fields	-	-	-	11,500
Environmental stewardship	-	31,253	31,253	23,432
General	34	-	34	13
	91,795	31,253	123,048	120,397
Support costs				
Other				
Depreciation of Leasehold property	11,007	-	11,007	11,007

This page does not form part of the statutory financial statements

WALBERSWICK COMMON LANDS CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2024

	Unrestricted funds £	Restricted funds £	31.12.24 Total funds £	31.12.23 Total funds £
Total resources expended	<u>102,802</u>	<u>31,253</u>	<u>134,055</u>	<u>131,404</u>
Net income	<u>22,659</u>	<u>13,639</u>	<u>36,298</u>	<u>73,751</u>

This page does not form part of the statutory financial statements

Accounts



ANNUAL REPORT & ACCOUNTS
2023

Walberswick Common Lands Charity
REPORT OF THE CHAIR OF TRUSTEES
April 2024

Chair

1. I was re-appointed Chair of the Trustees with effect from 1 January 2024 (having started in that role on 1 January 2023).

Accounts

2. At their meeting on 28 March 2024, the Trustees signed off the Charity's accounts for the year ended 31 December 2023.
3. The general income for 2023 was just under £20,000 lower than for 2022 (but only £1,000 lower than for 2021). This was largely as a result of an expected decrease in the covenant from Walberswick Car Parks Limited. The covenant for 2023 was £40,498 (down from an exceptional £68,403 for 2022). This does not reflect on any adverse performance by WCPL, but from a resumption of the normal rates policy and a resumption of normal running costs. Our thanks to the Directors for their work over the year. Thanks are also due in particular to Victoria Cowley for all of her work as Operations Manager, and our best wishes to her for her future plans.

Incorporation

4. The process of establishing a corporate trustee continues. This has been considerably slower than we had anticipated or hoped for. This is primarily a result of the Charity Commission wishing to reach certain policy decisions (applicable to corporate trustees generally), rather than specific issues relating to the Charity's own position. At the time of writing, we appear to be very near to the point of conclusion.

Trustees

5. We are delighted that David Pelly and Hannah Sutton have been re-appointed as trustees.

6. The appointment of the Revd Russ Gant to the Sole Bay Ministry means that he will be taking up the position as ex officio trustee from April 2024. We look forward to him joining us.
7. As ever, our clerk, Matthew Wetmore, continues to provide us with invaluable support, insight, and recollection.
8. I pay tribute to the work of my fellow trustees. They all work on an entirely voluntary basis, and put in long hours in order to ensure that the Charity's purposes are met, in particular through the maintenance of the Charity's land and in the relief of need, for the benefit of the inhabitants of the village.

Environmental Stewardship

9. A substantial proportion of the Trustees' time is spent on considering the management of the land and property for which the Charity is responsible. This includes the Common, but also the Town Marshes (running alongside the River Blyth) and some of the marshes and reedbeds running alongside the River Dunwich.¹ Much of this land holds a designation protecting it, reflecting the particular value in the wildlife and biodiversity in this rich area. As well as falling within an Area of Outstanding Natural Beauty, much of the land is designated as a Site of Special Scientific Interest and a Ramsar Site (wetlands of international importance).
10. Our vision is to steward the land in a world-class manner, following a nature-first philosophy, with the support of the village community and partners. We seek to explore priorities and then agree, deliver and monitor a stewardship programme which will protect and enhance the Charity's natural capital for the village and its wider communities. We do this by differentiating the various land types and areas for which we are responsible so that we can then plan their stewardship appropriately. We work with experienced contractors and partners in an environmentally sustainable manner. We are initiating and trialling formal monitoring systems, promoting safe and inclusive practice, and seeking further and stronger community interest in this diverse and accessible landscape.
11. The Charity has been the beneficiary of a 5-year Countryside Stewardship Agreement through Natural England, a key partner. This includes a detailed scheme setting out expectations as to the work required on the relevant land. In 2023 the Charity received over £30,000 in funds, the use of which is restricted to the stewardship of the land to which it relates. The current agreement finished at the end of 2023, and the Charity fully discharged its obligations under it.

¹ A fuller description of the land can be found at <http://walberswick.onesuffolk.net/walberswick-common-lands-charity/>

12. The Trustees were delighted that a further 5-year agreement has been reached from January 2024 and this will provide the Charity (and in turn the wider community) with significant benefits. We are grateful to our agents, Durrants, for their support in this process. The cost of the environmental stewardship work that we undertake is covered by these restricted funds, and any shortfall made up from the Charity's unrestricted funds.
13. We were very grateful for the work done on the land by our contractors, Paul Denny and Robert Mortley. Paul has taken up another opportunity and, whilst sorry to lose his skill and knowledge, we wish him well in his new job and thank him for his hard work over many years. We have brought in a new contractor, and we are confident that the team is fully engaged with the particular needs of the fragile ecosystem on and around the Common, including the continued fostering and protection of precious nesting sites. The Trustees are acutely aware of their responsibilities in this respect and monitor closely all of the work that is done on the Charity's land. It was precisely this care that was recognised by the renewal of the CSA.
14. We are particularly grateful to Andrew Lewis, who has undertaken a high definition drone survey of the Charity's lands. This provides an invaluable tool for monitoring their development.
15. Another focus of our work has been on the reedbeds. We have replaced the sluice and this has allowed for more sensitive, and essential, control over water levels.
16. We have also been able to use volunteer groups for specific projects, such as the clearing of Bennett's Copse, and we are grateful to the hard graft of all of those who have helped out in this way.

"LionLink"

17. The proposals in this respect continue. We were happy that National Grid Ventures realised the hopelessness of the originally proposed landing site. However, we are deeply concerned by the proposed alternative and, like many, registered our objections.² We will continue to do so and seek to work with other local bodies (including Walberswick Parish Council) and national agencies to press for a sensible, sustainable alternative.

Heritage Hut

18. A new Heritage Hut committee was formed in June 2023 to further the objectives of the lease, to inform and educate people in and around Walberswick about the village, its history and

² <http://walberswick.onesuffolk.net/assets/WCLC/New-Website-Documents/WCLC-LionLink-Response-to-2nd-non-stat-cons.pdf>

people, and to promote the Heritage Hut as a venue for small meetings and wider artistic use. By way of example:

- (a) August saw Alexandra Lewis's photographic exhibition of lone wild swimming on a fixed date in time. This involved three Walberswick residents and was very well received.
 - (b) In September we participated for the first time in the national Heritage Open Days initiative with a Treasure Trail of clues in key locations around the village. More than 35 families pre-registered for the two days while others, intrigued by the sight of enthusiastic map-waving youngsters, turned up spontaneously to participate. Thanks to Caroline Wright for her ingenious clues, Emilie Dadswell for her inspired graphic design and artwork, Helen Riches for gorgeous paintings for the bookmarks and to all who generously volunteered their time to help out on the days.
19. The Committee's enterprising plans for 2024 continue.
20. The Countryside Trust has continued to bring disadvantaged children to enjoy and use the facility as part of its field trips. Regional schools and those specifically attended by young from the village have been invited to use the Heritage Hut as part of their summer term educational activities.
21. We are grateful to village groups who continue to use the venue for their meetings, including WPC, the PCC, the Scroll Advisory Group, and WALL ('Walberswick Against LionLink') and we are keen to encourage wider community use. The Heritage Hut is also the depository for the village archives so carefully curated by the History Group.

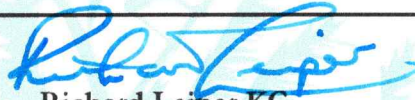
Charitable activities

22. A core aspect of the Charity's purpose is the grant of relief to those in conditions of need, hardship or distress. This is done by individual grants or loans, and by general grants to charities and organisations that provide support (either generally or specifically) for villagers.
23. In 2023, the Charity made grants in excess of £40,000. These included:
- (a) The Sole Bay Care Fund, in relation to the vital support that it offers within the village.
 - (b) Payments are made to state schools attended by village children.
 - (c) A contribution to the Village Hall, which allows for subsidised hire charges for local users.
 - (d) The hire of the Village Hall to allow the Post Office outreach service.
 - (e) Ongoing support for the provision of the free mini-bus that runs villagers to Norwich.

24. In addition, the Charity supports specific activities, such as the annual Easter egg hunt.
25. The Trustees welcome suggestions as to appropriate charities and organisations it might support in the future. More information about how the Charity can assist individuals in need can be found on our website.³

Conclusion

26. For well over a century, the Charity has sought to be a force for good within the village of Walberswick. That encompasses the land that we manage and the grants that are made, but also a wider engagement with the needs of the community. By way of example, little of the sea defences – so heavily impacted in the storms of Autumn 2023 – fall within the direct control of the Charity, yet we seek to do all that we can to identify mechanisms for their protection and remediation and to work with the appropriate agencies to achieve this.



Richard Leiper KC

12 April 2024

³ <http://walberswick.onesuffolk.net/walberswick-common-lands-charity/grants-and-benefits/>

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023
FOR
WALBERSWICK COMMON LANDS CHARITY

van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

WALBERSWICK COMMON LANDS CHARITY

CONTENTS OF THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2023

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WALBERSWICK COMMON LANDS CHARITY

REPORT OF THE TRUSTEES for the Year Ended 31 December 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity is the largest landowner in and around the village of Walberswick in Suffolk. It receives income from rental of its property and from car parking operations. Its primary responsibility is the long-term, environmental stewardship of its lands. In addition, surplus income may be deployed for the relief of need of Walberswick inhabitants and to support charitable objectives in the Parish of Walberswick.

Social investments

Individual grants are also made to support Walberswick inhabitants who are judged to be in need and suffering hardship. Annual and ad-hoc grants are made to groups, organisations, and charities that either directly support charitable objectives in Walberswick or have the potential to provide such support when needed. Examples include supporting; schools where village children are educated, local outreach agencies caring for the sick and elderly, the village hall, the local minibus service, road safety schemes, flood defences, churchyard maintenance, community events and children's sport and recreational activities.

FINANCIAL REVIEW

Reserves policy

It is the Charity's and Trustees policy to maintain reserves at a level it considers necessary to; (a) provide a contingency for emergency repairs, including minor flood damage and (b) meet cash flow fluctuations.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is governed by its Scheme dated 7 September 2009, amended on 1st November 2018 and constitutes an unincorporated Charity. The Charity was first registered on 4 February 1901.

Recruitment and appointment of new trustees

The body of seven Trustees is made of one Ex-officio Trustee, four Nominative Trustees and two Co-optative Trustees. The latter two categories are elected for a period of four years. The Ex-officio Trustee is normally the Vicar with pastoral responsibility for the Parish of Walberswick. Nominative Trustees are elected by Walberswick Parish Council. At 31st December 2023 there was one vacancy which was the Ex-officio Trustee.

Risk management

The Trustees have a duty to identify and review the risks to which the Charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

206095

Principal address

PO Box 73
Halesworth
Suffolk
IP19 1AU

WALBERSWICK COMMON LANDS CHARITY

REPORT OF THE TRUSTEES
for the Year Ended 31 December 2023

Trustees

Mrs H J Sutton
Mr R T Leiper KC Chairman
Mr D Pelly
Ms V M Tucker
Mrs S Renouf
Mr G D Humphrey (appointed 1.1.23)

Clerk

Mr M Wetmore

Independent Examiner

P N van Dijk FMAAT
van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

Legal advisors

Nicholsons Solicitors, Lowestoft
Bates Wells, London

Surveyors

Durrants, Beccles
Stutt & Parker, Norwich

BANKERS

Barclays Bank PLC

Approved by order of the board of trustees on 22 February 2024 and signed on its behalf by:



Mr R T Leiper KC - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WALBERSWICK COMMON LANDS CHARITY

Independent examiner's report to the trustees of Walberswick Common Lands Charity

I report to the charity trustees on my examination of the accounts of Walberswick Common Lands Charity (the Trust) for the year ended 31 December 2023.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all 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 Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable 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.

P N van Dijk FMAAT

van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

22 February 2024

WALBERSWICK COMMON LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2023

	Notes	Unrestricted fund £	Restricted fund £	31.12.23 Total funds £	31.12.22 Total funds £
INCOME AND ENDOWMENTS FROM					
General Income	2	112,334	32,821	145,155	164,744
Other income		60,000	-	60,000	85,000
Total		<u>172,334</u>	<u>32,821</u>	<u>205,155</u>	<u>249,744</u>
EXPENDITURE ON					
Costs		96,472	34,932	131,404	143,019
NET INCOME/(EXPENDITURE)		<u>75,862</u>	<u>(2,111)</u>	<u>73,751</u>	<u>106,725</u>
RECONCILIATION OF FUNDS					
Total funds brought forward		1,685,783	16,858	1,702,641	1,595,916
TOTAL FUNDS CARRIED FORWARD		<u><u>1,761,645</u></u>	<u><u>14,747</u></u>	<u><u>1,776,392</u></u>	<u><u>1,702,641</u></u>

The notes form part of these financial statements

WALBERSWICK COMMON LANDS CHARITY

STATEMENT OF FINANCIAL POSITION

31 December 2023

	Notes	Unrestricted fund £	Restricted fund £	31.12.23 Total funds £	31.12.22 Total funds £
FIXED ASSETS					
Tangible assets	4	947,786	-	947,786	898,793
Investment property	5	545,000	-	545,000	545,000
		<u>1,492,786</u>	<u>-</u>	<u>1,492,786</u>	<u>1,443,793</u>
CURRENT ASSETS					
Debtors	6	53,648	30,109	83,757	81,947
Investments	7	259,225	(2,813)	256,412	207,564
Cash at bank and in hand	8	17,965	56	18,021	40,759
		<u>330,838</u>	<u>27,352</u>	<u>358,190</u>	<u>330,270</u>
CREDITORS					
Amounts falling due within one year	9	(61,979)	(12,605)	(74,584)	(71,422)
		<u>268,859</u>	<u>14,747</u>	<u>283,606</u>	<u>258,848</u>
NET CURRENT ASSETS					
		<u>1,761,645</u>	<u>14,747</u>	<u>1,776,392</u>	<u>1,702,641</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>1,761,645</u>	<u>14,747</u>	<u>1,776,392</u>	<u>1,702,641</u>
NET ASSETS					
		<u>1,761,645</u>	<u>14,747</u>	<u>1,776,392</u>	<u>1,702,641</u>
FUNDS	10				
Unrestricted funds				1,761,645	1,685,783
Restricted funds				14,747	16,858
TOTAL FUNDS				<u>1,776,392</u>	<u>1,702,641</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 22 February 2024 and were signed on its behalf by:



Mr R T Leiper KC - Trustee



H J Sutton - Trustee

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Freehold property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve, see note 11 to the accounts.

The Charity has an interest in the Heritage Hut situated on Walberswick Village Green which is held on a ten year lease commencing 11th April 2019. Improvements thereto are being amortised over the remaining term of the lease.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2023

2. GENERAL INCOME

	Unrestricted funds £	Restricted funds £	31.12.23 Total funds £	31.12.22 Total funds £
Access licences	1,440	-	1,440	1,395
Property rent	34,875	-	34,875	34,035
Agricultural agreements	1,774	-	1,774	1,979
Investment income	6,546	-	6,546	1,993
Investment restricted income	-	788	788	153
Covenant from W.C.P.Ltd	40,498	-	40,498	68,403
Ice cream franchise	19,404	-	19,404	-
Track & manor fields	-	1,665	1,665	1,845
Environmental stewardship	-	30,109	30,109	23,507
Donations	2,108	259	2,367	2,869
Increase in value of investments	5,689	-	5,689	-
Annual licences	-	-	-	18,565
Easements & lease premiums	-	-	-	10,000
	<u>112,334</u>	<u>32,821</u>	<u>145,155</u>	<u>164,744</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2023 nor for the year ended 31 December 2022.

4. TANGIBLE FIXED ASSETS

	Freehold property £	Leasehold property £	Totals £
COST			
At 1 January 2023	830,000	98,570	928,570
Additions	60,000	-	60,000
	<u>890,000</u>	<u>98,570</u>	<u>988,570</u>
At 31 December 2023			
DEPRECIATION			
At 1 January 2023	-	29,777	29,777
Charge for year	-	11,007	11,007
	<u>-</u>	<u>40,784</u>	<u>40,784</u>
At 31 December 2023			
NET BOOK VALUE			
At 31 December 2023	<u>890,000</u>	<u>57,786</u>	<u>947,786</u>
At 31 December 2022	<u>830,000</u>	<u>68,793</u>	<u>898,793</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2023

5. INVESTMENT PROPERTY

Walberswick Common Lands Charity has title to freehold land and property within the Walberswick area which have been valued professionally at £545,000.

6. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.23	31.12.22
	£	£
Trade debtors	83,757	81,947
	<u>83,757</u>	<u>81,947</u>

7. CURRENT ASSET INVESTMENTS

	31.12.23	31.12.22
	£	£
COIF accumulation shares	30,008	26,705
COIF income shares	28,355	25,968
COIF deposit accounts 1 & 2	176,127	127,270
COIF sea defence deposit account	8,286	7,938
COIF Track & manor fields deposit account	13,636	19,683
	<u>256,412</u>	<u>207,564</u>

8. CASH AT BANK AND IN HAND

	General fund £	Restricted £	31.12.23 Total funds £	31.12.22 Total funds £
Cash in hand	-	-	-	3
Bank account no. 1	17,965	-	17,965	28,351
Rent deposit account	-	-	-	9,474
Track & manor fields account	-	56	56	2,931
	<u>17,965</u>	<u>56</u>	<u>18,021</u>	<u>40,759</u>
Total	<u>17,965</u>	<u>56</u>	<u>18,021</u>	<u>40,759</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2023

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.23 £	31.12.22 £
Trade creditors	10,191	3,062
Other creditors	64,393	68,360
	<u>74,584</u>	<u>71,422</u>

10. MOVEMENT IN FUNDS

	At 1.1.23 £	Net movement in funds £	At 31.12.23 £
Unrestricted funds			
General fund	1,685,783	75,862	1,761,645
Restricted funds			
Restricted	16,858	(2,111)	14,747
	<u>1,702,641</u>	<u>73,751</u>	<u>1,776,392</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	172,334	(96,472)	75,862
Restricted funds			
Restricted	32,821	(34,932)	(2,111)
	<u>205,155</u>	<u>(131,404)</u>	<u>73,751</u>

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	At 31.12.22 £
Unrestricted funds			
General fund	1,569,194	116,589	1,685,783
Restricted funds			
Restricted	26,722	(9,864)	16,858
	<u>1,595,916</u>	<u>106,725</u>	<u>1,702,641</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2023

10. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	223,935	(107,346)	116,589
Restricted funds			
Restricted	25,809	(35,673)	(9,864)
TOTAL FUNDS	249,744	(143,019)	106,725

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.22 £	Net movement in funds £	At 31.12.23 £
Unrestricted funds			
General fund	1,569,194	192,451	1,761,645
Restricted funds			
Restricted	26,722	(11,975)	14,747
TOTAL FUNDS	1,595,916	180,476	1,776,392

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	396,269	(203,818)	192,451
Restricted funds			
Restricted	58,630	(70,605)	(11,975)
TOTAL FUNDS	454,899	(274,423)	180,476

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2023

11. REVALUATION RESERVE

The Trustees had the fixed assets revalued during the year. Unrestricted funds include the revaluation reserve of £145,000.

12. RELATED PARTY DISCLOSURES

Trustees Mrs H J Sutton and Mr R T Leiper KC held on behalf of Walberswick Common Lands one share each in Walberswick Car Parks Limited at 31st December 2023. Mrs H J Sutton is also a director of Walberswick Car Parks Limited. During the year Walberswick Car Parks Limited covenanted £40,498 (2022 £68,403) to Walberswick Common Lands Charity.

WALBERSWICK COMMON LANDS CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2023

	Unrestricted funds £	Restricted funds £	31.12.23 Total funds £	31.12.22 Total funds £
INCOME AND ENDOWMENTS				
General Income				
Access licences	1,440	-	1,440	1,395
Property rent	34,875	-	34,875	34,035
Agricultural agreements	1,774	-	1,774	1,979
Investment income	6,546	-	6,546	1,993
Investment restricted income	-	788	788	153
Covenant from W.C.P.Ltd	40,498	-	40,498	68,403
Ice cream franchise	19,404	-	19,404	-
Track & manor fields	-	1,665	1,665	1,845
Environmental stewardship	-	30,109	30,109	23,507
Donations	2,108	259	2,367	2,869
Increase in value of investments	5,689	-	5,689	-
Annual licences	-	-	-	18,565
Easements & lease premiums	-	-	-	10,000
	112,334	32,821	145,155	164,744
Other income				
Gains on the revaluation of freehold property	60,000	-	60,000	85,000
Total incoming resources	172,334	32,821	205,155	249,744
EXPENDITURE				
Costs				
Administration	16,958	-	16,958	15,765
Property maintenance	2,420	-	2,420	482
Professional fees	14,479	-	14,479	14,866
Rates	231	-	231	218
Insurance	3,305	-	3,305	3,043
Individual charitable grants	3,165	-	3,165	3,030
Charitable grants	44,894	-	44,894	52,877
Track & manor fields	-	11,500	11,500	11,500
Environmental stewardship	-	23,432	23,432	24,173
Decrease in value of investments	-	-	-	6,058
General	13	-	13	-
	85,465	34,932	120,397	132,012
Support costs				
Other				
Depreciation of Leasehold property	11,007	-	11,007	11,007

This page does not form part of the statutory financial statements

WALBERSWICK COMMON LANDS CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2023

	Unrestricted funds £	Restricted funds £	31.12.23 Total funds £	31.12.22 Total funds £
Total resources expended	96,472	34,932	131,404	143,019
Net income	75,862	(2,111)	73,751	106,725

Accounts



ANNUAL REPORT & ACCOUNTS 2022

Walberswick Common Lands Charity
REPORT OF THE CHAIR OF TRUSTEES
May 2023

Chair

1. I was appointed Chair of the Trustees with effect from 1 January 2023.
2. The previous Chair, James Darkins, stood down at the end of 2022 following a lengthy period as a trustee and, latterly, as Chair. I wish to offer my sincere thanks to James for the enormous amount of work that he put into the Charity, engaging both in hands-on, practical matters, and in ensuring that the Charity was compliant with the up-to-date requirements and expectations of the Charity Commission and best practice in relation to the management and operation of charities. He has had a profound impact upon the Charity.

Accounts

3. At their meeting on 27 April 2023, the Trustees signed off the Charity's accounts for the year ended 31 December 2022. A few specific observations follow.
4. Reserves policy: The Trustees have recently reconsidered the level of (unrestricted) reserves which it is appropriate for the Charity to maintain as a minimum, in line with the Charity Commission's guidance (CC19). The Trustees decided to increase the level from £75,000 to £100,000. The full policy can be found on our website.¹
5. Asset valuation: In considering the preparation of the accounts, and in line with our five yearly review policy, the Trustees decided that it would be appropriate for the freehold assets held by the Charity to be revalued (the last valuation having been in 2018). The exercise was undertaken by Durrants, our surveyors. This is not a formal valuation; Durrants have confirmed that it was done on a conservative basis but one that was appropriate for the purposes of the Charity's accounts. The resulting (increased) valuation is reflected in the accounts. The very substantial part of these assets are in fact designated as functional permanent endowment land, which means that there are significant restrictions upon their disposal. Whilst of meaningful value, they do not represent assets that the Trustees can consider available for use.

¹ <http://walberswick.onesuffolk.net/assets/WCLC/New-Website-Documents/WCLC-Reserves-Policy-rev-April-2023.pdf>

6. Income: the general income for 2022 was over £18,000 higher than for 2021. This was largely as a result of a specific property transaction (which will not repeat) and an increase in the covenant from Walberswick Car Parks Limited (an increase which we do not expect to continue in 2023). The covenant for 2022 was a notable £68,403 (up from £60,875 in 2021) and our thanks to the Directors, and to the Operations Manager, for their work over the year.

Incorporation

7. The process of establishing a corporate trustee continues. A company has now been formed, called WCLC Trustee Ltd. The current Trustees are each directors of the company. An application has been made to the Charity Commission for the approval of the new scheme, and the Commission has recently appointed a caseworker to deal with the application. We are hoping that the process can be completed over the next few months, when the company will become the corporate trustee.

Trustees

8. James Darkins' position as a trustee was filled by Graham Humphrey.
9. Mandy Erlenbach resigned with effect from the end of June 2022. The Trustees are indebted to her contribution, in particular her enormous knowledge of local environmental issues. Mandy has been replaced by Vanessa Tucker, and the timings meant that there was a valuable hand-over period.
10. In the course of 2022 both Stephanie Renouf and David Pelly were appointed trustees.
11. These various appointments mean that the Charity has an almost entirely new group of individuals as its trustees (I was appointed in November 2021). The one exception is Hannah Sutton, who has been a trustee for some 8 years and brings to us a great depth of experience, as well as an unrivalled knowledge of the village. That essential continuity is also provided by our clerk, Matthew Wetmore, to whom I extend our thanks.
12. The ex officio trustee:
 - (a) As many in the village will know, the Revd Simon Pitcher resigned from the Sole Bay Ministry at the end of last year to take up an appointment in Lavenham. As a result, he also resigned as a trustee. The Trustees are particularly grateful for the insight into, and care about, the community that he brought to our deliberations, and his thoughtful contributions are much missed.

- (b) Under the present Scheme, the position of the “ex officio trustee” can only be occupied by “the Vicar for the time being of the Sole Bay Team Ministry who has pastoral responsibility for the Parish of Walberswick”. The Charity will remain without a seventh trustee until someone is appointed to replace Simon. I would note that the Scheme is likely to change following incorporation, allowing the Board of the Charity (as it will be) to appoint a Church Director (unless and until an alternative is appointed by the Sole Bay Team Ministry).
13. I pay tribute to the work of my fellow trustees. They all work on an entirely voluntary basis, and put in long hours in order to ensure that the Charity’s purposes are met, in particular through the maintenance of the Charity’s land and in the relief of need, for the benefit of the inhabitants of the village.

Environmental Stewardship

14. A substantial proportion of the Trustees’ time is spent on considering the management of the land and property for which the Charity is responsible. This includes the Common, but also the Town Marshes (running alongside the River Blyth) and some of the marshes and reedbeds running alongside the River Dunwich.² Much of this land holds a designation protecting it, reflecting the particular value in the wildlife and biodiversity in this rich area. As well as falling within an Area of Outstanding Natural Beauty, much of the land is designated as a Site of Special Scientific Interest and a Ramsar Site (wetlands of international importance).
15. Our vision is to steward the land in a world-class manner, following a nature-first philosophy, with the support of the village community and partners. We seek to explore priorities and then agree, deliver and monitor a stewardship programme which will protect and enhance the Charity’s natural capital for the village and its wider communities. We do this by differentiating the various land types and areas for which we are responsible so that we can then plan their stewardship appropriately. We work with experienced contractors and partners in an environmentally sustainable manner. We are initiating and trialling formal monitoring systems, promoting safe and inclusive practice, and seeking further and stronger community interest in this diverse and accessible landscape.
16. The Charity is the beneficiary of a 5-year Countryside Stewardship Agreement through Natural England, a key partner. This includes a detailed scheme setting out expectations as to the work required on the relevant land. In 2022 the Charity received over £23,000 in funds, the use of

² A fuller description of the land can be found at <http://walberswick.onesuffolk.net/walberswick-common-lands-charity/>

which is restricted to the stewardship of the land to which it relates. The current agreement finishes at the end of 2023, and (with the support of Durrants as our agents) the Trustees are in the process of negotiating a renewal from January 2024 for a further period. The cost of the environmental stewardship work that we undertake is covered by these restricted funds, and any shortfall made up from the Charity's unrestricted funds.

17. We continue to be very grateful for the work done on the land by our contractors, Paul Denny and Robert Mortley, in particular in maintaining the fragile ecosystem that continues to develop on the Common. This has allowed increasing numbers of 3 key species – nightjars, woodlarks and Dartford warblers – as well as allowing the continued reestablishment of the previous lowland heath.
18. One project that is in hand is the replacement of a sluice deep in the reedbeds, which is essential in maintaining an appropriate water level to ensure both the protection of the reeds and the wildlife that thrives within it.
19. We have planted a tree on the green off Palmer's Lane. It is a sapling which comes from King Offa's Oak on the Windsor Estate (which is reputed to be 1,500 years old), and celebrates the Coronation as well as serving as our tribute to Jayne Tibbles, who was invaluable as clerk to the Charity for many years.

"LionLink"

20. Another development of key importance is the identification of Walberswick as a potential landfall site for an international power cable, under the project now re-branded "LionLink". The proposed location would come on to land owned by the Charity. This provides us with a platform to ensure that National Grid Ventures understand the extreme difficulties presented by the Walberswick proposal,³ and the Trustees are actively engaging with the agents appointed by National Grid Ventures to ensure that the apparently universal opposition of villagers (and the entirely justified reasons underpinning that opposition) are understood. To that end, we are of course also liaising with the Parish Council.

³ Our response to the initial non-statutory consultation can be found at <http://walberswick.onesuffolk.net/assets/WCLC/New-Website-Documents/WCLC-to-NGV-EUROLINK-181222.pdf>

Heritage Hut

21. The Charity's investment over the last few years in the refurbishment of the Heritage Hut on the village green is now paying dividends. It is today the main meeting point not only for us but also the Parish Council, the History Group and the Scroll Committee. Additionally, the site is being used for a programme of exhibitions and other events, as a resource for the use of villagers and visitors alike.

Charitable activities

22. A core aspect of the Charity's purpose is the grant of relief to those in conditions of need, hardship or distress. This is done by individual grants or loans, and by general grants to charities and organisations that provide support (either generally or specifically) for villagers.
23. In 2022, the Charity made grants in excess of £40,000. These included:
- (a) The Sole Bay Care Fund, in relation to the vital support that it offers within the village.
 - (b) Payments are made to state schools attended by village children.
 - (c) A contribution to the Village Hall, which allows for subsidised hire charges for local users.
 - (d) The hire of the Village Hall to allow the Post Office outreach service.
 - (e) Ongoing support for the provision of the free mini-bus that runs villagers to Norwich.
24. In addition, the Charity supports specific activities, such as the annual Easter egg hunt and, in 2023, Coronation mugs given to all village children.
25. The Trustees welcome suggestions as to appropriate charities and organisations it might support in the future. More information about how the Charity can assist individuals in need can be found on our website.⁴
26. For well over a century, the Charity has tried to be a force for good within the village of Walberswick. I am confident that today it is an excellent position to continue be so in the future.

Richard Leiper KC

4 May 2023

⁴ <http://walberswick.onesuffolk.net/walberswick-common-lands-charity/grants-and-benefits/>

REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022
FOR
WALBERSWICK COMMON LANDS CHARITY

van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

WALBERSWICK COMMON LANDS CHARITY

CONTENTS OF THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2022

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WALBERSWICK COMMON LANDS CHARITY

REPORT OF THE TRUSTEES for the Year Ended 31 December 2022

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity is the largest landowner in and around the village of Walberswick in Suffolk. It receives income from rental of its property and from car parking operations. Its primary responsibility is the long-term, environmental stewardship of its lands. In addition, surplus income may be deployed for the relief of need of Walberswick inhabitants and to support charitable objectives in the Parish of Walberswick.

Social investments

Individual grants are also made to support Walberswick inhabitants who are judged to be in need and suffering hardship. Annual and ad-hoc grants are made to groups, organisations, and charities that either directly support charitable objectives in Walberswick or have the potential to provide such support when needed. Examples include supporting; schools where village children are educated, local outreach agencies caring for the sick and elderly, the village hall, the local minibus service, road safety schemes, flood defences, churchyard maintenance, community events and children's sport and recreational activities.

FINANCIAL REVIEW

Reserves policy

It is the Charity's and Trustees policy to maintain reserves at a level it considers necessary to; (a) provide a contingency for emergency repairs, including minor flood damage and (b) meet cash flow fluctuations.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is governed by its Scheme dated 7 September 2009, amended on 1st November 2018 and constitutes an unincorporated Charity. The Charity was first registered on 4 February 1901.

Recruitment and appointment of new trustees

The body of seven Trustees is made of one Ex-officio Trustee, four Nominative Trustees and two Co-optative Trustees. The latter two categories are elected for a period of four years. The Ex-officio Trustee is normally the Vicar with pastoral responsibility for the Parish of Walberswick. Nominative Trustees are elected by Walberswick Parish Council. At 31st December 2022 there were two vacancies one of which was the Ex-officio Trustee. Mr G D Humphrey was appointed a Trustee on 1st January 2023.

Risk management

The Trustees have a duty to identify and review the risks to which the Charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

206095

Principal address

PO Box 73
Halesworth
Suffolk
IP19 1AU

WALBERSWICK COMMON LANDS CHARITY

REPORT OF THE TRUSTEES
for the Year Ended 31 December 2022

Trustees

Mr J N Darkins (resigned 31.12.22)
Ms A Erlenbach (resigned 30.6.22)
Mrs H J Sutton
Mr R T Leiper KC Chairman
Rev Canon C S Pitcher (resigned 31.12.22)
Mr D Pelly (appointed 26.5.22)
Ms V M Tucker (appointed 30.6.22)
Mrs S Renouf (appointed 31.3.22)
Mr G D Humphrey (appointed 1.1.23)

Clerk

Mr M Wetmore

Independent Examiner

P N van Dijk FMAAT
van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

Legal advisors

Nicholsons Solicitors, Lowestoft
Bates Wells, London

Surveyors

Durrants, Beccles
Stutt & Parker, Norwich

BANKERS

Barclays Bank PLC

Approved by order of the board of trustees on 12 April 2023 and signed on its behalf by:



Mr R T Leiper KC - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WALBERSWICK COMMON LANDS CHARITY

Independent examiner's report to the trustees of Walberswick Common Lands Charity

I report to the charity trustees on my examination of the accounts of Walberswick Common Lands Charity (the Trust) for the year ended 31 December 2022.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable 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.

P N van Dijk FMAAT
van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

12 April 2023

WALBERSWICK COMMON LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2022

	Notes	Unrestricted fund £	Restricted fund £	31.12.22 Total funds £	31.12.21 Total funds £
INCOME AND ENDOWMENTS FROM					
General Income	2	138,935	25,809	164,744	146,354
Other income		85,000	-	85,000	-
Total		223,935	25,809	249,744	146,354
EXPENDITURE ON					
Costs		107,346	35,673	143,019	142,830
NET INCOME/(EXPENDITURE)					
		116,589	(9,864)	106,725	3,524
RECONCILIATION OF FUNDS					
Total funds brought forward		1,569,194	26,722	1,595,916	1,592,392
TOTAL FUNDS CARRIED FORWARD		<u>1,685,783</u>	<u>16,858</u>	<u>1,702,641</u>	<u>1,595,916</u>

The notes form part of these financial statements

WALBERSWICK COMMON LANDS CHARITY

STATEMENT OF FINANCIAL POSITION

31 December 2022

	Notes	Unrestricted fund £	Restricted fund £	31.12.22 Total funds £	31.12.21 Total funds £
FIXED ASSETS					
Tangible assets	4	898,793	-	898,793	851,273
Investment property	5	545,000	-	545,000	515,000
		<u>1,443,793</u>	<u>-</u>	<u>1,443,793</u>	<u>1,366,273</u>
CURRENT ASSETS					
Debtors	6	81,947	-	81,947	92,314
Investments	7	186,032	21,532	207,564	173,999
Cash at bank and in hand	8	28,070	12,689	40,759	25,807
		<u>296,049</u>	<u>34,221</u>	<u>330,270</u>	<u>292,120</u>
CREDITORS					
Amounts falling due within one year	9	(54,059)	(17,363)	(71,422)	(62,477)
		<u>241,990</u>	<u>16,858</u>	<u>258,848</u>	<u>229,643</u>
NET CURRENT ASSETS					
		<u>241,990</u>	<u>16,858</u>	<u>258,848</u>	<u>229,643</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,685,783</u>	<u>16,858</u>	<u>1,702,641</u>	<u>1,595,916</u>
NET ASSETS		<u>1,685,783</u>	<u>16,858</u>	<u>1,702,641</u>	<u>1,595,916</u>
FUNDS	10				
Unrestricted funds				1,685,783	1,569,194
Restricted funds				16,858	26,722
TOTAL FUNDS				<u>1,702,641</u>	<u>1,595,916</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 12 April 2023 and were signed on its behalf by:



Mr R T Leiper KC - Trustee



H J Sutton - Trustee

The notes form part of these financial statements

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Freehold property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve, see note 11 to the accounts.

The Charity has an interest in the Heritage Hut situated on Walberswick Village Green which is held on a ten year lease commencing 11th April 2019. Improvements thereto are being amortised over the remaining term of the lease.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2022

2. GENERAL INCOME

	Unrestricted funds	Restricted funds	31.12.22 Total funds	31.12.21 Total funds
	£	£	£	£
Access licences	1,395	-	1,395	1,200
Property rent	34,035	-	34,035	34,934
Agricultural agreements	1,979	-	1,979	1,974
Investment income	1,993	-	1,993	388
Investment restricted income	-	153	153	6
Covenant from W.C.P.Ltd	68,403	-	68,403	60,875
Track & manor fields	-	1,845	1,845	1,845
Environmental stewardship	-	23,507	23,507	20,068
Donations	2,565	304	2,869	440
Increase in value of investments	-	-	-	8,371
Annual licences	18,565	-	18,565	16,253
Easements & lease premiums	10,000	-	10,000	-
	<u>138,935</u>	<u>25,809</u>	<u>164,744</u>	<u>146,354</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2022 nor for the year ended 31 December 2021.

4. TANGIBLE FIXED ASSETS

	Freehold property £	Leasehold property £	Totals £
COST			
At 1 January 2022	775,000	95,043	870,043
Additions	55,000	3,527	58,527
At 31 December 2022	<u>830,000</u>	<u>98,570</u>	<u>928,570</u>
DEPRECIATION			
At 1 January 2022	-	18,770	18,770
Charge for year	-	11,007	11,007
At 31 December 2022	<u>-</u>	<u>29,777</u>	<u>29,777</u>
NET BOOK VALUE			
At 31 December 2022	<u>830,000</u>	<u>68,793</u>	<u>898,793</u>
At 31 December 2021	<u>775,000</u>	<u>76,273</u>	<u>851,273</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2022

5. INVESTMENT PROPERTY

Walberswick Common Lands Charity has title to freehold land and property within the Walberswick area which have been valued professionally at £545,000.

6. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.22	31.12.21
	£	£
Trade debtors	81,947	92,314
	<u>81,947</u>	<u>92,314</u>

7. CURRENT ASSET INVESTMENTS

	31.12.22	31.12.21
	£	£
COIF accumulation shares	26,705	29,345
COIF income shares	25,968	29,385
COIF deposit accounts 1 & 2	127,270	78,206
COIF sea defence deposit account	7,938	7,860
COIF Track & manor fields deposit account	19,683	29,203
	<u>207,564</u>	<u>173,999</u>

8. CASH AT BANK AND IN HAND

	General fund £	Restricted £	31.12.22 Total funds £	31.12.21 Total funds £
Cash in hand	3	-	3	5
Bank account no. 1	28,067	284	28,351	13,601
Rent deposit account	-	9,474	9,474	9,570
Track & manor fields account	-	2,931	2,931	2,631
	<u>28,070</u>	<u>12,689</u>	<u>40,759</u>	<u>25,807</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2022

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.22	31.12.21
	£	£
Trade creditors	3,062	7,817
Other creditors	68,360	54,660
	<u>71,422</u>	<u>62,477</u>

10. MOVEMENT IN FUNDS

	At 1.1.22	Net movement in funds	At 31.12.22
	£	£	£
Unrestricted funds			
General fund	1,569,194	116,589	1,685,783
Restricted funds			
Restricted	26,722	(9,864)	16,858
	<u>1,595,916</u>	<u>106,725</u>	<u>1,702,641</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	223,935	(107,346)	116,589
Restricted funds			
Restricted	25,809	(35,673)	(9,864)
	<u>249,744</u>	<u>(143,019)</u>	<u>106,725</u>

Comparatives for movement in funds

	At 1.1.21	Net movement in funds	At 31.12.21
	£	£	£
Unrestricted funds			
General fund	1,556,054	13,140	1,569,194
Restricted funds			
Restricted	36,338	(9,616)	26,722
	<u>1,592,392</u>	<u>3,524</u>	<u>1,595,916</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2022

10. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	124,131	(110,991)	13,140
Restricted funds			
Restricted	22,223	(31,839)	(9,616)
TOTAL FUNDS	146,354	(142,830)	3,524

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.21 £	Net movement in funds £	At 31.12.22 £
Unrestricted funds			
General fund	1,556,054	129,729	1,685,783
Restricted funds			
Restricted	36,338	(19,480)	16,858
TOTAL FUNDS	1,592,392	110,249	1,702,641

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	348,066	(218,337)	129,729
Restricted funds			
Restricted	48,032	(67,512)	(19,480)
TOTAL FUNDS	396,098	(285,849)	110,249

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2022

11. REVALUATION RESERVE

The Trustees have had the assets revalued which has had an impact on the Charity's reserves. Unrestricted funds include the revaluation reserve of £85,000.

12. RELATED PARTY DISCLOSURES

Trustees Mrs H J Sutton and Mr R T Leiper KC held on behalf of Walberswick Common Lands one share each in Walberswick Car Parks Limited at 31st December 2022. Mrs H J Sutton is also a director of Walberswick Car Parks Limited. During the year Walberswick Car Parks Limited covenanted £68,403 (2022 £60,875) to Walberswick Common Lands Charity.

WALBERSWICK COMMON LANDS CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2022

	Unrestricted funds £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
INCOME AND ENDOWMENTS				
General Income				
Access licences	1,395	-	1,395	1,200
Property rent	34,035	-	34,035	34,934
Agricultural agreements	1,979	-	1,979	1,974
Investment income	1,993	-	1,993	388
Investment restricted income	-	153	153	6
Covenant from W.C.P.Ltd	68,403	-	68,403	60,875
Track & manor fields	-	1,845	1,845	1,845
Environmental stewardship	-	23,507	23,507	20,068
Donations	2,565	304	2,869	440
Increase in value of investments	-	-	-	8,371
Annual licences	18,565	-	18,565	16,253
Easements & lease premiums	10,000	-	10,000	-
	<u>138,935</u>	<u>25,809</u>	<u>164,744</u>	<u>146,354</u>
Other income				
Gains on the revaluation of freehold property	85,000	-	85,000	-
	<u>223,935</u>	<u>25,809</u>	<u>249,744</u>	<u>146,354</u>
EXPENDITURE				
Costs				
Administration	15,765	-	15,765	16,250
Property maintenance	482	-	482	2,037
Professional fees	14,866	-	14,866	33,235
Rates	218	-	218	213
Insurance	3,043	-	3,043	2,816
Individual charitable grants	3,030	-	3,030	5,331
Charitable grants	52,877	-	52,877	40,589
Track & manor fields	-	11,500	11,500	11,500
Environmental stewardship	-	24,173	24,173	20,339
Decrease in value of investments	6,058	-	6,058	-
	<u>96,339</u>	<u>35,673</u>	<u>132,012</u>	<u>132,310</u>
Support costs				
Other				
Depreciation of Leasehold property	11,007	-	11,007	10,520
	<u>107,346</u>	<u>35,673</u>	<u>143,019</u>	<u>142,830</u>
Total resources expended	<u>107,346</u>	<u>35,673</u>	<u>143,019</u>	<u>142,830</u>
Net income	<u>116,589</u>	<u>(9,864)</u>	<u>106,725</u>	<u>3,524</u>

This page does not form part of the statutory financial statements

Accounts

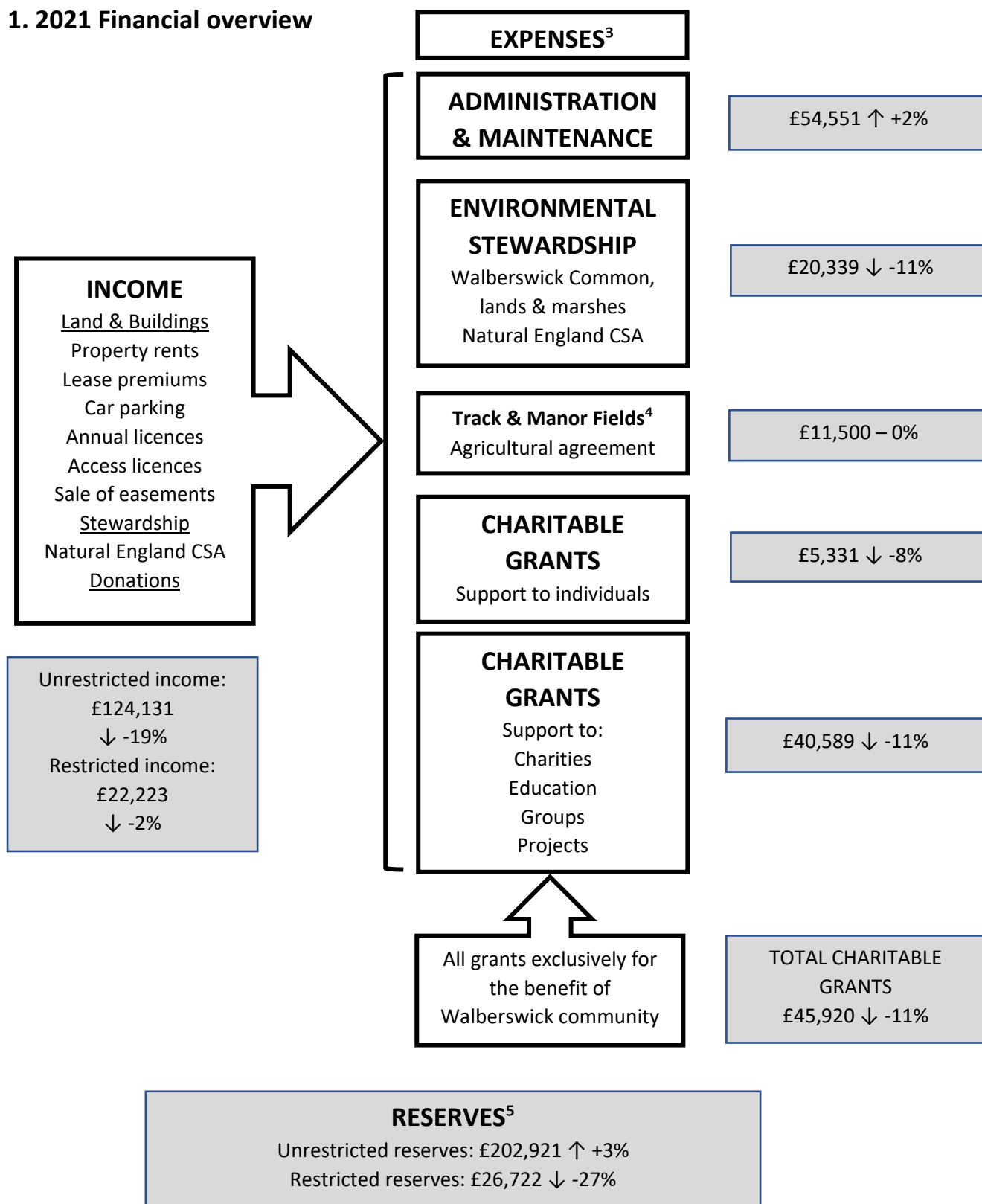
REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021
FOR
WALBERSWICK COMMON LANDS CHARITY

van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

WALBERSWICK COMMON LANDS CHARITY

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for the Year Ended 31 December 2021

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1. 2021 Financial overview**Notes:**

1. All figures sourced from financial statements to 31 December 2021
2. Percentages show 2021 compared to 2020
3. Expenses exclude any movement in the valuation of investments
4. Agreement with Blois Farms on farming practices adjoining Village
5. Reserves show net current assets, i.e. liquid funds available to the Charity.

2. Introduction

On behalf of my fellow Trustees, I have pleasure in submitting the annual report and accounts for the Walberswick Common Lands Charity ('the Charity') for the year ending 31 December 2021.

Like most charities, the Trustees conduct their business in private. Much of what we do is confidential and either involves evaluating charitable support or dealing with property and administrative matters related to our land ownership. Consequently, the Trustees take their responsibility to keep the community informed of their activities seriously. A key component of that information flow is our annual report and accounts, which this year has never been more detailed or informative in the 121-year history of the Charity.

In addition to our annual report, we make a detailed presentation at the Annual Parish Meeting each year. We also try as much as possible, to keep the community informed on Charity news via the Village News and web site (thank you to both excellent organisations for their support). Plus, we hold an annual drop in morning, latterly in our new headquarters at the Heritage Hut, which gives members of the community the opportunity to meet Trustees, ask questions and learn more about the work of the Charity.

We hope you enjoy learning about our activities during 2021.

3. Financial statements

The Charity's accounts are prepared on an accrual accounting basis. This means that income and expenditure is recognised at the time transactions occur, rather than when payment is made or received.

EXPLANATION

CLASSIFICATION OF FUNDS

Unrestricted Funds may be used for any purpose provided it complies with the Charities Act and the Charity's Scheme. For example, property rents.

Restricted Funds may only be used for the purpose intended, until that purpose has been met. For example, donations received for the Heritage Hut.

Unrestricted funds

Unrestricted income was £124,131 a decrease of £29,619 (-19%) compared to 2020. This decrease was a combination of three factors; (i) no income was received from the sale of easements or lease premiums, compared to £11,608 in 2020, (ii) the covenanted payment received from Walberswick Car Parks Limited (WCPL) decreased by £9,462 compared to 2020 and (iii) in 2020 we received £20,222 in one-off donations towards the Heritage Hut.

The results demonstrate there is significant volatility in the annual income of the Charity depending upon the sale of easements or receipt of lease premiums during any one year. In 2019 that income was £60,310 and in 2021 fell to zero. It also shows the importance of the Trustees continuing to protect the Charity's property rights to ensure that the future benefit of this type of income is not lost to the community.

CHAIRMAN'S REPORT – YEAR ENDING 31 DECEMBER 2021

The total covenanted payment received from WCPL was £60,875. This was the second highest amount ever covenanted, even with the extra expenses associated with undertaking maintenance deferred during the pandemic. The Trustees would like to thank the Directors and Operations Manager of the Company for achieving a great result and for the excellent job they do for the Charity, the community and our visitors.

Administration and maintenance expenses increased slightly by 1% to £54,551. Professional fees again fell compared to the previous year but are still high at £33,235 representing 27% of unrestricted income. The Trustees have considered how they engage with their professional advisors and resolved to adopt a different approach, which should reduce costs while maintaining the integrity of the advice they receive.

The Charity generated a surplus of £69,580 before charitable grants and depreciation, a reduction of 31% on the previous year. This decrease was principally driven by the reduction in income. The Trustees made total charitable grants of £45,920 thereby distributing 66% of the Charity's surplus, compared to 51% in 2020.

Restricted funds

Restricted income was £22,223 a reduction of £415 (2%) compared to 2020. This was due to small movements in the Countryside Stewardship Agreement with Natural England and donations received. Total expenditure on Environmental Stewardship was £20,339, a reduction of £2,592 (11%) on last year, which is covered in the report below.

Reserves & Risk

At the financial year-end combined net current assets (restricted and unrestricted) stood at £229,643 (2020 £234,328). This represents cash and liquid assets held by the Charity and is best thought of as the Charity's reserves. The Trustees' policy is to keep a minimum level of unrestricted reserves of £75,000. This amount was judged to be sufficient to deal with uninsured property damage, a minor flood event or, in the event of a major flood event, obtaining professional advice. The Trustees recognise £75,000 is insufficient to deal with a major flood event. The actual level of unrestricted reserves at year-end was £202,921, an excess over the minimum of £127,921.

Fixed assets

Commencing in 2020, the Heritage Hut now appears in the Charity's accounts. This property is held on a 10-year lease from Walberswick Parish Council commencing April 2019. The costs associated with refurbishment of the Hut and conversion into a community hub appear as 'leasehold property' under note 4 of the accounts, tangible fixed assets. These costs are being depreciated over the remaining term of the lease. This resulted in a charge to depreciation of £10,520 for the 2021 year.

The Charity has total fixed assets of £1,366,273 representing its land and property. The Trustees do not revalue these assets annually but have resolved to revalue them every five years, the next occasion being for the 2022 accounts. While it is interesting to note this notional value, the majority of the land and buildings are classified as functional permanent endowment land, meaning there are restrictions on disposal. Accordingly, the Trustees do not regard this capital value as a realistic source of funds for its operations or charitable activity.

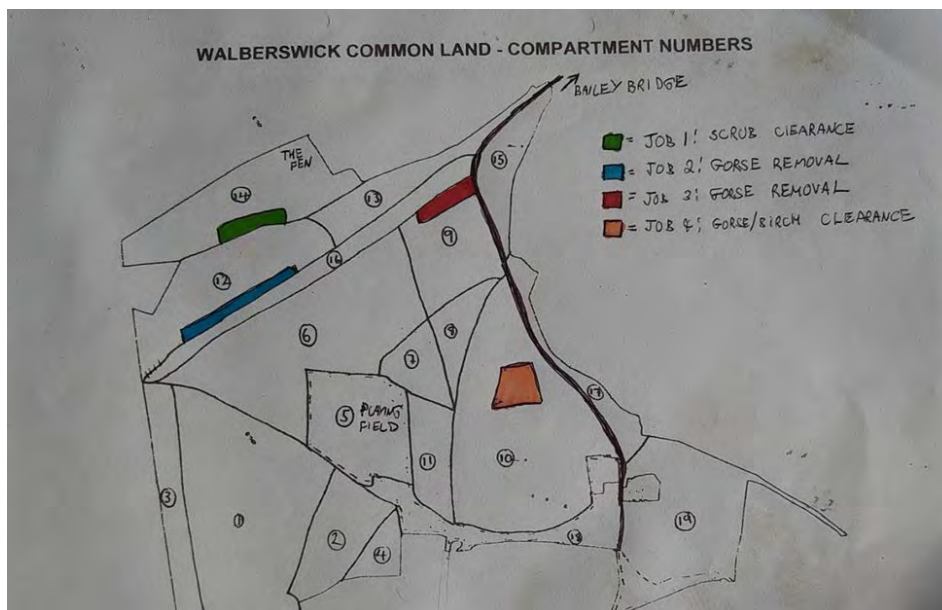
4. Environmental stewardship

The 2019 countryside stewardship agreement with Natural England continues until the end of 2023 and extends to about 70 hectares of the Charity's land. The annual payment under the agreement was £20,068 for 2021. The funding is for, amongst other things, the management of lowland heathland, reedbeds and wet grassland for wintering waders & wildfowl as well as for bracken control. The management of lowland heathland expressly requires the Charity *"to provide a mosaic of vegetation which allows all heathland features to flourish, including pioneer heath and bare ground which benefits rarer invertebrates, birds, reptiles and plants."*

In October 2021, we invited Adam Burrows, Senior Reserves Manager at Natural England to give a talk in the Village Hall on environmental stewardship in our region, which was well attended. A summary is available on the Charity section of the Village web site.

The Common

As in previous years, the vast majority of the Charity's environmental stewardship work was devoted to management of the heathland on the Common. We divide the Common into 19 'compartments' and as can be seen below, work last winter season focussed on compartments 14, 12, 9 and 10:



The winter work started with the clearing of scrub from the Fen margin. It is home to rarer species of plants and mosses such as the rarest heather on the common – the cross-leaved heath. Some reed was also cut. The majority of arisings from the Fen were made into bundles which were used by Natural England to improve flood defences on the Blyth. This was done to decrease carbon dioxide emissions from burning.

CHAIRMAN'S REPORT – YEAR ENDING 31 DECEMBER 2021

The south facing bank of the railway is an important habitat for reptiles and insects that enjoy the sun warmed earth. Overgrown gorse was removed which had the added benefit of improving access for horses and creating some views. To reduce burning where possible, some of the larger logs were left in habitat piles.

Areas of overgrown gorse were cleared on the edge of compartment 9 as they are of little ecological value. Heather and grasses will regenerate over time from the seed bank. The edges of the cleared area provide ideal nest sites for nightjars.

Compartment 10 is the largest, most overgrown area. The gorse in this compartment had grown to nearly 5 meters tall and was only of use to muntjac and woodpigeons. Clearing the gorse in previous years has led to an increase in Dartford Warblers and Wood Larks spreading into this area. A large area was cleared, and another WWII trench was uncovered.



The footpaths were kept clear and fallen trees attended to. The Charity has regular, independent tree inspections carried out as part of its risk management responsibility. Some trees had to be felled and a branch was removed from the Scots Pine near the railway track on the recommendation of the tree inspector.

The work of previous years has been successful in increasing numbers of three heathland bird species. Nightjars and Woodlarks have increased greatly, and the number of Dartford warbler territories has also increased over more compartments.

Bennett's Copse & Sandy Lane

Some sycamores were felled on the recommendation of the tree inspector, but we have planted several new trees and plan to plant more in the winter of 2022/23. Most of the hedging planted in both areas is beginning to flourish. The ash tree at the entrance to Sandy Lane was pruned to remove the dead branches. In Bennett's Drift some Scots Pine was planted and one has survived

The Trustees would like to thank our regular contractors, Paul Denny and Robert Mortley for the knowledge and experience that they bring to their work on the Charity's land.

Bird Hide



When regulations permitted, the bird hide was reopened in July 2021 and it has been monitored regularly to ensure it remains in good condition and the minor repairs attended to. The highlight of the year is a Glossy Ibis which has been present, moving between the grazing marshes and the fields by the Bailey Bridge.

5. Charitable support

The Charity makes individual grants to support Walberswick inhabitants who are judged to be in need and suffering hardship. In addition, annual and ad-hoc grants are made to groups, organisations, and charities that either directly support charitable objectives in Walberswick or have the potential to provide such support when needed.

In total the Charity distributed charitable grants to individuals and groups of £45,920 during 2021, a decrease of £5,429 (11%) compared to 2020. There is always some fluctuation in the amount of grants made in each year, depending upon projects arising at the time. For example, in 2020 the Charity contributed £10,000 to the St Andrew's Church porch restoration, which was a one-off item.

While grants were lower financially, they still represented 66% of the Charity's unrestricted surplus, compared to 51% in the 2020 year. Demonstrating that, despite generating a lower surplus, the Trustees continued to provide substantial charitable support to the community.

The four largest grants made by the Charity during 2021 were:

- Sole Bay Care Fund £15,000
- State schools attended by Village children £ 6,750
- Village Hall £ 3,000 (subsidised hire charges for local users)
- Free mini-bus - shopping service £ 2,800

The Trustees added two new charities to their beneficiaries during 2021, the Lowestoft Food Bank and Dementia UK, both of which provide support to our community. Each received a grant of £1,000.

One area that the Charity continues to focus on are the children in our community. Rural villages, with a high proportion of second homes, don't necessarily provide a nurturing and supportive environment for resident children. Wherever we can, we will initiate or support events that bring Village children together, ideally joining with non-resident Village children. Three examples from 2021 were the sponsored crab trail, Easter eggs and the summer sports camp.



The sponsored crab trail was part of Red Nose Day in March 2021. The Charity purchased wooden crabs, which were then decorated by Village children. These were hidden around the Village with a map and clues to find them. This was an event that we could support safely, in a Covid-friendly way.

Sadly, Covid prevented the Easter egg hunt from proceeding for the second year in a row. Instead, the Charity purchased eggs which were distributed safely, direct to the doors of Village children.

The Summer Sports Camp ran every Thursday for five weeks over the 2021 summer holidays. This is run by a professional organisation, with the necessary qualifications. The Charity organises the event and underwrites the cost, with attendees paying a daily fee. It is attended by Village children from both permanent residents and second homes, plus children visiting family and friends in the Village. The children had the choice of team sports, archery, and football, plus the option of dance and drama every other week. *"I love the summer clubs; I have made so many new friends"* observed one of the children who attended last year.

6. Heritage Hut



Over many years of gestation, the Heritage Hut project evolved from the original concept of providing a safe repository for the Scroll and Village archives, to the vision of creating a community hub and exhibition space, with an exclusively Walberswick focus.

After much pandemic induced delay, we were delighted to see the Heritage Hut refurbishment substantially completed in 2021 and open for business. Initially it has been the four principal users which are making the greatest use of the Hut: the Parish Council, Charity, History Group and Scroll Advisory Group. This has been aided by the audio-visual installation which facilitates presentations and allows for mixed attendance meetings (some participants in the room and some via video-conferencing). This has enabled the Charity to attract new Trustees who otherwise would not be able to attend every meeting in person.

At the end of the third quarter of 2021 the Trustees reviewed the financial cost of the project. Total refurbishment costs, including professional fees came to £98,406. The net cost to the Charity, after taking account of donations was £80,600.

The Heritage Hut is overseen by a Management Committee, representing the four principal users, with the Charity in the chair. The Trustees would like to thank their three fellow committee members: John English for the Scroll Advisory Committee, Pat Lancaster for the History Group and Jon Winyard for the Parish Council. All three have been tireless in their efforts to make the Heritage Hut a success.



7. Incorporation

As previously reported, having a corporate structure is now regarded as best practice for charities such as ours, particularly given we have commercial activities which fund our charitable work.

Under our current structure, the Charity is an unincorporated trust consisting of seven individuals, the Trustees. It is not a separate legal entity like a company. This means that the Trustees have to act in their own names on behalf of the Charity. By adopting a corporate structure, a charity can acquire a separate legal personality thereby enabling it to enter into contracts in its own name, especially relating to land and property ownership, banking and investments. For our charity, the best solution is to achieve this by forming a corporate trustee to act as the sole trustee of the Charity.

During the second half of 2021 we undertook community consultation on this proposed change via a presentation at the Annual Parish Meeting and holding an open morning in the Heritage Hut.

As part of this initiative the Trustees decided to adopt a maximum term of office for Trustees. Initially this was to be two terms of four years followed by an indefinite number of one-year terms. The idea was to encourage Trustee turnover and avoid incumbents becoming entrenched in their positions. On reflection the Trustees have become concerned that this could lead to unintended consequences. In the worst case six of the seven Trustees could be up for re-election each year, with a consequent risk to loss of corporate knowledge and the inevitable disruption to normal business during the election process. Instead, the Trustees propose to make the additional terms two-years and to stagger the renewals so that no more than three Trustees would change in any normal year.

8. Trustees

The Trustees are all volunteers, supported by our part-time Clerk. They are a diverse group, coming from a wide range of backgrounds and representing different stakeholder groups within the Village. Each Trustee has their own role to play in delivering the work of the Charity and I would like to record my appreciation for their hard work and dedication.

2021 saw the beginning of a period of significant Trustee renewal. At the time of writing this report we anticipate that, by the end of 2022, all but one Trustee will have served for less than eighteen months. While this risks the loss of corporate knowledge, there are considerable benefits in bringing new skills, fresh perspectives and ways of doing things to the Trustee mix.

I would like to thank former Trustees Adam Cooke, Rev Brian Fisher, Kate Goodchild and Karen Lewis all of whom served during the 2021 year. Kate and Brian each served as Trustees for over 20 years, a remarkable record of community service.

9. Looking forward

Progress on a number of initiatives during 2021 was slower than the Trustees would have liked, caused in large part by the pandemic. Looking forward to 2022 our priorities are to properly launch the Heritage Hut as a Community Hub, obtain approval for incorporation of the Charity, to resolve a private, property rights issue, complete the succession of six of our seven Trustees and begin the review of our Countryside Stewardship Agreement with Natural England, which expires at the end of 2023. At the same time, we will continue to provide charitable support to individuals and groups within the community and expand the scope of our environment stewardship work whenever opportunities arise.

As I say every year, but always worth repeating, the number one priority for Trustees remains to be a *'force for good'* in the Walberswick community. With that in mind we are always delighted to consider providing support to any charities, groups or projects that can deliver charitable benefit to our community and would welcome your suggestions.



James Darkins
Chairman

30 June 2022

WALBERSWICK COMMON LANDS CHARITY

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2021**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity is the largest landowner in and around the village of Walberswick in Suffolk. It receives income from rental of its property and from car parking operations. Its primary responsibility is the long-term, environmental stewardship of its lands. In addition, surplus income may be deployed for the relief of need of Walberswick inhabitants and to support charitable objectives in the Parish of Walberswick.

Social investments

Individual grants are also made to support Walberswick inhabitants who are judged to be in need and suffering hardship. Annual and ad-hoc grants are made to groups, organisations, and charities that either directly support charitable objectives in Walberswick or have the potential to provide such support when needed. Examples include supporting; schools where village children are educated, local outreach agencies caring for the sick and elderly, the village hall, the local minibus service, road safety schemes, flood defences, churchyard maintenance, community events and children's sport and recreational activities.

FINANCIAL REVIEW

Reserves policy

It is the Charity's and Trustees policy to maintain reserves at a level it considers necessary to; (a) provide a contingency for emergency repairs, including minor flood damage and (b) meet cash flow fluctuations.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is governed by its Scheme dated 7 September 2009, amended on 1st November 2018 and constitutes an unincorporated Charity. The Charity was first registered on 4 February 1901.

Recruitment and appointment of new trustees

The body of seven Trustees is made of one Ex-officio Trustee, four Nominative Trustees and two co-Optative Trustees. The latter two categories are elected for a period of four years. The Ex-officio Trustee is normally the Vicar with pastoral responsibility for the Parish of Walberswick. Nominative Trustees are elected by Walberswick Parish Council. At 31st December 2021 there were two vacancies.

Risk management

The Trustees have a duty to identify and review the risks to which the Charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

206095

Principal address

PO Box 73
Halesworth
Suffolk
IP19 1AU

WALBERSWICK COMMON LANDS CHARITY

REPORT OF THE TRUSTEES
for the Year Ended 31 December 2021

Trustees

Trustee	Type	Notes
Mr A N Cooke	Nominative	resigned 20.12.21
Mr J N Darkins (Chairman)	Co-optative	
Ms A Erlenbach	Co-optative	
Reverend B R Fisher	Ex-officio	retired 30.6.21
Mrs K Goodchild	Nominative	resigned 30.12.21
Mr R Leiper QC	Nominative	appointed 12.11.21
Mrs K Lewis	Nominative	appointed 1.1.21 - resigned 26.8.21
Rev Canon C S Pitcher	Ex-officio	appointed 14.7.21
Mrs H J Sutton	Nominative	

Clerk

Mr M Wetmore

Independent Examiner

P N van Dijk FMAAT
van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

Legal advisors

Nicholsons Solicitors, Lowestoft
Bates Wells, London

Surveyors

Durrants, Beccles
Stutt & Parker, Norwich

BANKERS

Barclays Bank PLC

Approved by order of the board of trustees on 26 May 2022 and signed on its behalf by:



Mr J N B Darkins - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WALBERSWICK COMMON LANDS CHARITY

Independent examiner's report to the trustees of Walberswick Common Lands Charity

I report to the charity trustees on my examination of the accounts of Walberswick Common Lands Charity (the Trust) for the year ended 31 December 2021.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable 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.



P N van Dijk FMAAT
van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

26 May 2022

WALBERSWICK COMMON LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2021

		Unrestricted fund £	Restricted fund £	31.12.21 Total funds £	31.12.20 Total funds £
	Notes				
INCOME AND ENDOWMENTS FROM					
General Income	2	124,131	22,223	146,354	176,388
EXPENDITURE ON					
Costs		110,991	31,839	142,830	147,390
NET INCOME/(EXPENDITURE)		13,140	(9,616)	3,524	28,998
RECONCILIATION OF FUNDS					
Total funds brought forward		1,556,054	36,338	1,592,392	1,563,394
TOTAL FUNDS CARRIED FORWARD		<u>1,569,194</u>	<u>26,722</u>	<u>1,595,916</u>	<u>1,592,392</u>

The notes form part of these financial statements

WALBERSWICK COMMON LANDS CHARITY

STATEMENT OF FINANCIAL POSITION

31 December 2021

	Notes	Unrestricted fund £	Restricted fund £	31.12.21 Total funds £	31.12.20 Total funds £
FIXED ASSETS					
Tangible assets	4	851,273	-	851,273	843,064
Investment property	5	<u>515,000</u>	<u>-</u>	<u>515,000</u>	<u>515,000</u>
		1,366,273	-	1,366,273	1,358,064
CURRENT ASSETS					
Debtors	6	72,246	20,068	92,314	98,718
Investments	7	167,754	6,245	173,999	142,991
Cash at bank and in hand	8	<u>13,418</u>	<u>12,389</u>	<u>25,807</u>	<u>53,458</u>
		253,418	38,702	292,120	295,167
CREDITORS					
Amounts falling due within one year	9	(50,497)	(11,980)	(62,477)	(60,839)
		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CURRENT ASSETS		<u>202,921</u>	<u>26,722</u>	<u>229,643</u>	<u>234,328</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,569,194</u>	<u>26,722</u>	<u>1,595,916</u>	<u>1,592,392</u>
NET ASSETS		<u>1,569,194</u>	<u>26,722</u>	<u>1,595,916</u>	<u>1,592,392</u>
FUNDS	10				
Unrestricted funds				1,569,194	1,556,054
Restricted funds				<u>26,722</u>	<u>36,338</u>
TOTAL FUNDS				<u>1,595,916</u>	<u>1,592,392</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 26 May 2022 and were signed on its behalf by:

Mr J N Darkins - Trustee

H J Sutton - Trustee

The notes form part of these financial statements

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS **for the Year Ended 31 December 2021**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Freehold property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

The Charity has an interest in the Heritage Hut situated on Walberswick Village Green which is held on a ten year lease commencing 11th April 2019. Improvements thereto are being amortised over the remaining term of the lease.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021

2. GENERAL INCOME

	Unrestricted	Restricted	31.12.21	31.12.20
	funds	funds	Total	Total
	£	£	£	£
Access licences	1,200	-	1,200	1,140
Property rent	34,934	-	34,934	30,145
Agricultural agreements	1,974	-	1,974	2,051
Investment income	388	-	388	996
Investment restricted income	-	6	6	126
Covenant from W.C.P.Ltd	60,875	-	60,875	70,337
Track & manor fields	-	1,845	1,845	2,295
Environmental stewardship	-	20,068	20,068	20,217
Donations	136	304	440	20,222
Increase in value of investments	8,371	-	8,371	3,881
Annual licences	16,253	-	16,253	13,370
Easements & lease premiums	-	-	-	11,608
	<u>124,131</u>	<u>22,223</u>	<u>146,354</u>	<u>176,388</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

4. TANGIBLE FIXED ASSETS

	Freehold property £	Leasehold property £	Totals £
COST			
At 1 January 2021	775,000	76,314	851,314
Additions	<u>-</u>	<u>18,729</u>	<u>18,729</u>
At 31 December 2021	<u>775,000</u>	<u>95,043</u>	<u>870,043</u>
DEPRECIATION			
At 1 January 2021	-	8,250	8,250
Charge for year	<u>-</u>	<u>10,520</u>	<u>10,520</u>
At 31 December 2021	<u>-</u>	<u>18,770</u>	<u>18,770</u>
NET BOOK VALUE			
At 31 December 2021	<u>775,000</u>	<u>76,273</u>	<u>851,273</u>
At 31 December 2020	<u>775,000</u>	<u>68,064</u>	<u>843,064</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021

5. INVESTMENT PROPERTY

Walberswick Common Lands Charity has title to freehold land and property within the Walberswick area which was valued professionally on 01 May 2018 at £515,000. The trustees do not consider that the value at 31 December 2021 was materially different.

6. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.21	31.12.20
	£	£
Trade debtors	<u>92,314</u>	<u>98,718</u>

7. CURRENT ASSET INVESTMENTS

	31.12.21	31.12.20
	£	£
COIF accumulation shares	29,345	24,999
COIF income shares	29,385	25,735
COIF deposit accounts 1 & 2	78,206	48,199
COIF sea defence deposit account	7,860	7,860
COIF Track & manor fields deposit account	<u>29,203</u>	<u>36,198</u>
	<u>173,999</u>	<u>142,991</u>

8. CASH AT BANK AND IN HAND

	General fund £	Restricted £	31.12.21 Total funds £	31.12.20 Total funds £
Cash in hand	5	-	5	5
Bank account no. 1	13,413	188	13,601	41,005
Rent deposit account	-	9,570	9,570	9,648
Track & manor fields account	<u>-</u>	<u>2,631</u>	<u>2,631</u>	<u>2,800</u>
Total	<u>13,418</u>	<u>12,389</u>	<u>25,807</u>	<u>53,458</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.21	31.12.20
	£	£
Trade creditors	7,817	17,930
Other creditors	<u>54,660</u>	<u>42,909</u>
	<u>62,477</u>	<u>60,839</u>

10. MOVEMENT IN FUNDS

	At 1.1.21	Net movement in funds	At 31.12.21
	£	£	£
Unrestricted funds			
General fund	1,556,054	13,140	1,569,194
Restricted funds			
Restricted	36,338	(9,616)	26,722
	<u>1,592,392</u>	<u>3,524</u>	<u>1,595,916</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	124,131	(110,991)	13,140
Restricted funds			
Restricted	22,223	(31,839)	(9,616)
	<u>146,354</u>	<u>(142,830)</u>	<u>3,524</u>

Comparatives for movement in funds

	At 1.1.20	Net movement in funds	At 31.12.20
	£	£	£
Unrestricted funds			
General fund	1,515,263	40,791	1,556,054
Restricted funds			
Restricted	48,131	(11,793)	36,338
	<u>1,563,394</u>	<u>28,998</u>	<u>1,592,392</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021

10. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	153,750	(112,959)	40,791
Restricted funds			
Restricted	22,638	(34,431)	(11,793)
TOTAL FUNDS	<u>176,388</u>	<u>(147,390)</u>	<u>28,998</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.20 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	1,515,263	53,931	1,569,194
Restricted funds			
Restricted	48,131	(21,409)	26,722
TOTAL FUNDS	<u>1,563,394</u>	<u>32,522</u>	<u>1,595,916</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	277,881	(223,950)	53,931
Restricted funds			
Restricted	44,861	(66,270)	(21,409)
TOTAL FUNDS	<u>322,742</u>	<u>(290,220)</u>	<u>32,522</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2021

11. RELATED PARTY DISCLOSURES

Trustees Mrs K Goodchild (retired 31st December 2021) and Mr J N Darkins held on behalf of Walberswick Common Lands one share each in Walberswick Car Parks Limited at 31st December 2021. Mrs K Goodchild's share was transferred to Trustee Mrs Hannah Sutton on 24th February 2022. Mrs K Goodchild is also a director of Walberswick Car Parks Limited. During the year Walberswick Car Parks Limited covenanted £60,875 (2020 £70,337) to Walberswick Common Lands Charity.

WALBERSWICK COMMON LANDS CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2021

	Unrestricted funds £	Restricted funds £	31.12.21 Total funds £	31.12.20 Total funds £
INCOME AND ENDOWMENTS				
General Income				
Access licences	1,200	-	1,200	1,140
Property rent	34,934	-	34,934	30,145
Agricultural agreements	1,974	-	1,974	2,051
Investment income	388	-	388	996
Investment restricted income	-	6	6	126
Covenant from W.C.P.Ltd	60,875	-	60,875	70,337
Track & manor fields	-	1,845	1,845	2,295
Environmental stewardship	-	20,068	20,068	20,217
Donations	136	304	440	20,222
Increase in value of investments	8,371	-	8,371	3,881
Annual licences	16,253	-	16,253	13,370
Easements & lease premiums	-	-	-	11,608
	<u>124,131</u>	<u>22,223</u>	<u>146,354</u>	<u>176,388</u>
Total incoming resources	124,131	22,223	146,354	176,388
EXPENDITURE				
Costs				
Administration	16,250	-	16,250	13,065
Property maintenance	2,037	-	2,037	1,848
Professional fees	33,235	-	33,235	36,387
Rates	213	-	213	211
Insurance	2,816	-	2,816	1,829
Sundries	-	-	-	30
Individual charitable grants	5,331	-	5,331	5,812
Charitable grants	40,589	-	40,589	45,527
Track & manor fields	-	11,500	11,500	11,500
Environmental stewardship	-	20,339	20,339	22,931
	<u>100,471</u>	<u>31,839</u>	<u>132,310</u>	<u>139,140</u>
Support costs				
Other				
Depreciation of Leasehold property	<u>10,520</u>	<u>-</u>	<u>10,520</u>	<u>8,250</u>
Total resources expended	<u>110,991</u>	<u>31,839</u>	<u>142,830</u>	<u>147,390</u>
Net income	<u>13,140</u>	<u>(9,616)</u>	<u>3,524</u>	<u>28,998</u>

Accounts

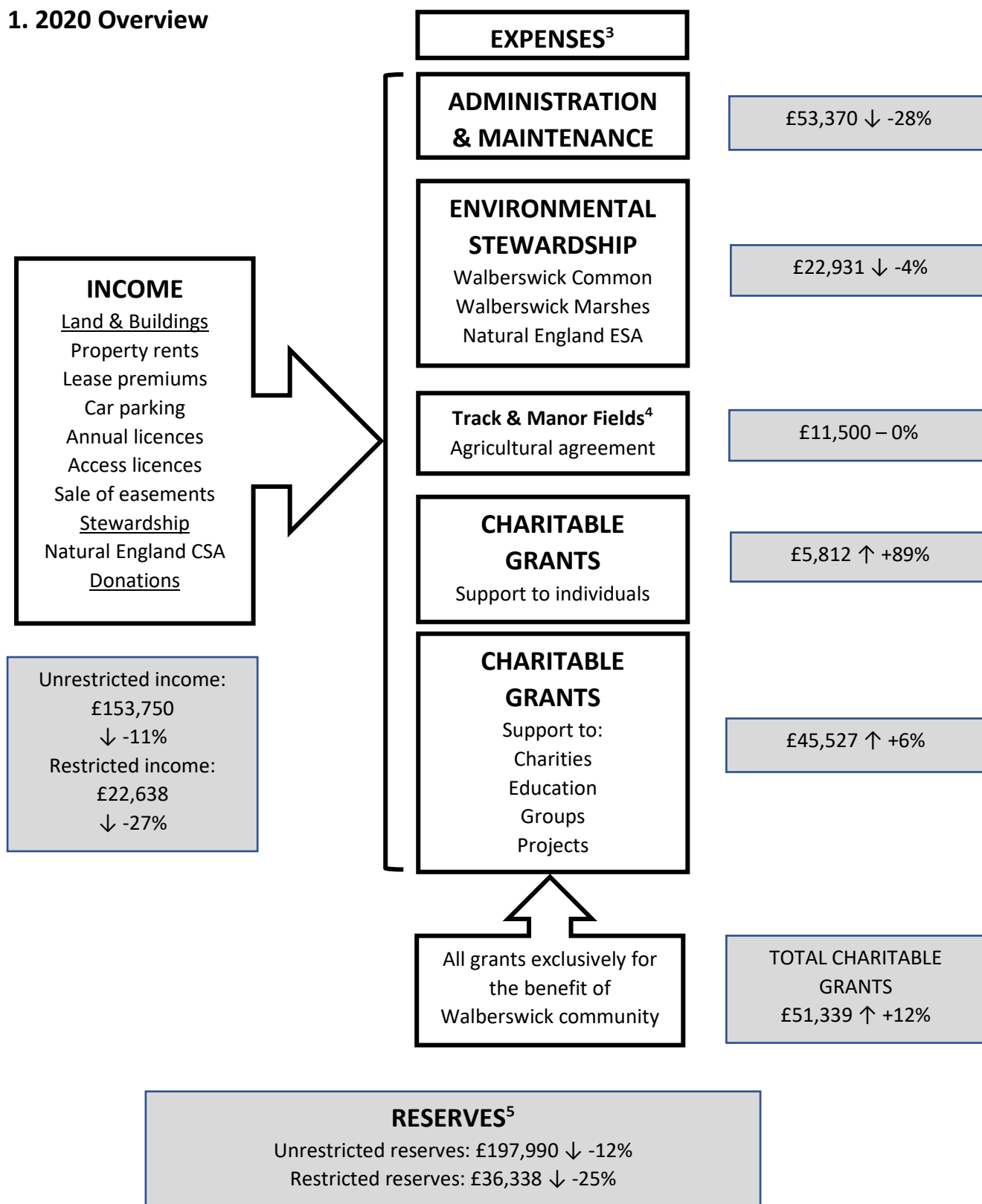
REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020
FOR
WALBERSWICK COMMON LANDS CHARITY

van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

CONTENTS OF THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2020

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1. 2020 Overview



Notes:

1. All figures sourced from financial statements to 31 December 2020
2. Percentages show 2020 compared to 2019
3. Expenses exclude any movement in the valuation of investments
4. Agreement with Blois Farms on farming practices adjoining Village
5. Reserves show net current assets, i.e. liquid funds available to the Charity.

2. Introduction

On behalf of my fellow Trustees I have pleasure in submitting the Charity's annual report and accounts for the year ending 31 December 2020. Like everyone in our community, 2020 was a year dominated by the global pandemic. We started the year anticipating 7 Trustee meetings and 2 sub-committee meetings. We ended the year having held 19 Trustee meetings and 10 sub-committee meetings!

Our principal concern from the pandemic was to protect the vulnerable in our community; Trustee Hannah Sutton took the lead role on this initiative and her report is below. Our secondary concerns were solvency of the Charity, given our reliance on rents and car parking for our income. Plus, when the first lockdown ended, the impact on our community of increased visitor numbers arising from the boom in domestic tourism. As it turned out, this boom meant our concerns over solvency were unfounded and the Charity was able to slightly increase its surplus and charitable grants.

3. Financial statements

The Charity's accounts are prepared on an accrual accounting basis. This means that income and expenditure is recognised at the time transactions occur, rather than when payment is made or received.

EXPLANATION CLASSIFICATION OF FUNDS

Unrestricted Funds may be used for any purpose provided it complies with the Charities Act and the Charity's Scheme. For example, property rents.

Restricted Funds may only be used for the purpose intended, until that purpose has been met. For example, donations received for the Heritage Hut.

Unrestricted funds

Unrestricted income was £153,750 a decrease of £18,053 (-11%) compared to 2019. This decrease was a combination of two factors. A reduction of £51,492 in income received from easements and lease premiums compared to 2019, when there were significant one-off items. However over half of this reduction was offset by an increase in the covenanted payment received from Walberswick Car Parks Limited (WCPL) of £27,128.

The total covenanted payment received from WCPL was £70,337, an increase of 63% on the previous year. The Trustees would like to thank the Directors and Operations Manager of the Company for achieving a record year and for the excellent job they do for the Charity, the community and our visitors. Particularly as 2020 was very challenging due to the increase in domestic tourism arising from the pandemic.

Administration and maintenance expenses fell by 28% to £53,370. This welcome reduction was largely due to professional fees falling by 37% compared to 2019, when they were very high due to resolution of the Serious Incident disclosed in last year's accounts. Nevertheless, professional fees are still high at 24% of unrestricted income. This reflects costs associated with incorporation of the Charity (see report below) and an ongoing property rights issue. The Trustees expect these costs will begin to stabilise at more normal levels from 2022 onwards.

CHAIRMAN'S REPORT – YEAR ENDING 31 DECEMBER 2020

The Charity generated a surplus of £100,380 before charitable grants, a small increase of 3% on the previous year. This increase was due to the fall in income being offset by a greater fall in expenditure. The Trustees made total charitable grants of £51,339 thereby distributing 51% of the Charity's surplus, compared to 47% in 2019.

Restricted funds

Restricted income was £22,638, a reduction of 27% compared to 2019. This apparent reduction was due to payments received from Natural England in 2019 being artificially high due to receiving a catch-up payment from 2018.

Total expenditure on Environmental Stewardship was £22,931, broadly the same as last year, which is covered in the report below.

Reserves

At the financial year-end combined net current assets (restricted and unrestricted) stood at £234,328 (2019 £273,394). This represents cash and liquid assets held by the Charity and is best thought of as the Charity's reserves. The Trustees' policy is to keep a minimum level of unrestricted reserves of £75,000, the actual level of unrestricted reserves at year-end was £197,990, an excess over the minimum of £122,990.

Tangible fixed assets

For the first time the Heritage Hut appears in the Charity's accounts. This property is held on a 10 year lease from Walberswick Parish Council commencing 11 April 2019. The costs associated with refurbishment of the Hut and conversion into a community hub appear as 'leasehold property' under note 4 of the accounts, tangible fixed assets. These costs will be depreciated over the remaining term of the lease. This resulted in a charge to depreciation of £8,250 for the 2020 year. Progress on the Hut is covered in the report below.

4. Covid-19 pandemic

Report from Trustee, Hannah Sutton:



When Covid19 first struck our community in March 2020 no one could foresee how long it was going to affect our beautiful village and its residents also how it was going to affect the Charity.

We decided we needed to be on hand to assist residents in any way we could.

The first action was to set up a Covid19 response team lead by me which was comprised of four trustees who had close links to the community.

We worked closely with Liz Green who set up a huge WhatsApp group of volunteers in the village known as the Walberswick Community Support Group. They all pulled together to assist with shopping, delivery of prescriptions, newspapers and takeaways, dog walking, running errands, driving and in some cases just a chat over the phone. I would like to personally thank Liz and her team who continue to be amazing.

The Charity also donated towards the Christmas hampers organised by the Support Group and volunteers. Many received the hampers who had a particularly difficult time

CHAIRMAN'S REPORT – YEAR ENDING 31 DECEMBER 2020

during 2020 due to illness or those living alone and not being able to receive the usual in-person support from family and friends during lockdown.

We also have strong links with the Sole Bay Care Fund who assisted many in the village with care and supported living throughout Covid19. They still continue to support which is invaluable and the Charity is proud to support the Sole Bay Care Fund with a yearly donation. As Covid 19 progressed and lockdown continued many could not work due to restrictions or health, we were pleased to support residents with assistance with rent, care packages and donations at this hard time.

I am pleased to say that our strong links with the community meant the Charity was able to give assistance to residents if they needed it.

Thank you to all the residents who contacted me or the team so we could help and give assistance.

Finally, when the lockdown first started, restrictions put the beach and fishing huts out of use for many. As compensation, we offered a rent-free period for the April to June quarter. Many licensees still elected to pay their annual rent in full, for which we are very grateful.

I am always on hand via email at hannahsutton2013@hotmail.com if anyone needs assistance in the future.

Hannah

6. Environmental stewardship

The 2019 countryside stewardship agreement with Natural England continues until the end of 2023 and extends to about 70 hectares of the Charity's land. The annual payments under the agreement average around £21,000. The funding is for, amongst other things, the management of lowland heathland, reedbeds and wet grassland for wintering waders & wildfowl as well as for bracken control. The management of lowland heathland expressly requires the Charity "to provide a mosaic of vegetation which allows all heathland features to flourish, including pioneer heath and bare ground which benefits rarer invertebrates, birds, reptiles and plants."



Foxgloves flourishing by the old pavilion

As in previous years, the vast majority of the Charity's environmental work was devoted to management of the heathland of the Common. This work is summarised below.

An area of gorse was cleared from near the old pavilion, at the southern end of compartment 1, as well as at the northern end of the same compartment. Foxgloves are now growing there in abundance.

Extensive clearing of birch and gorse followed to the west of the lane leading to the Bailey Bridge, in compartments 10 and 8. This exposed some WW2 trenches as well as the concrete base of a WW2 gun emplacement.

An area was also cleared a short distance SW of the site of the former railway platform, in the SE corner of compartment 9. This enabled more extensive tractor brush-cutting, topping gorse and birch seedlings to encourage renewed growth of the heather thereby helping to maintain the heathland habitat.

As usual, the brush-cutting took place in February. But this time it was decided to leave some islands within both compartments 1 and 6 (the latter runs parallel to the east edge of the railway cutting). The NW corner of compartment 6 was also left uncut as some woodlarks had been seen there searching for a breeding site.



Birch and gorse cleared from Compartments 8 & 10

Gorse which had been smothering the heather and encroaching on the footpath between compartments 1 and 2 was cleared back. The southern end of the footpath between compartments 10 and 11 was also cleared, together with gorse along the boundary with the sheep field, adjacent to the path to the side of the firebreak north of the playing field, as well as gorse in the railway siding.

An area bordering Palmers Lane south of Sandy Lane, to the west of compartment 19, was cleared of young birch saplings together with the dell at the north end of the railway track. Some soil was exposed in the dell to encourage burrowing insects on the railway embankment.

In 2020, the Charity extended its environmental stewardship work to include Sandy Lane, Bennett's Copse (approached by the track opposite old Fisher's Garage) and Bennett's Drift (by the new bird hide off Leverett's Lane). To make way for new planting, piles of old brashings were cleared as well as collapsed elms shrouded in ivy. This was done sensitively, by only clearing patches rather than great swathes. In addition, several large, self-sown sycamores were felled in Bennett's Copse.

The new planting included some 800 hedge whips as well as oak, wild plum, crab apple, rowan, field maple beech and Scots pine, a few of which were transplanted from the Common. Although the new trees will take some years to mature, they are a key part of the long-term management of the landscape for future generations.



Marram grass regeneration on the sand dunes

Under its agreement with Natural England, the Charity is required to control the invasive bracken "by cutting, spraying... with a bracken-specific herbicide, such as Asulox®, so that by year 5 [i.e. the end of 2023] cover of bracken is no more than 10%.". After the application of Asulox, livestock must be kept away from the treated area for at least one month to avoid any risk of it browsing on the bracken. Fortunately, there haven't been any livestock on the Common for a very long time.

Finally, the initiative to preserve the dunes adjoining the beach huts is now in its second year. The marram grass was getting very degraded due to the previous fencing having collapsed, combined with large visitor numbers. Over 2020 the marram grass has grown back strongly, plus ground cover plants have taken hold, all of which is preventing wind-blown erosion of the sand.

7. Charitable support

In total the Charity awarded charitable grants to individuals and groups of £51,339 during 2020, an increase of 12% on 2019. This resulted in 51% of the Charity's unrestricted surplus being distributed in grants.

The Trustees make these grants in accordance with policies first adopted in April 2017 and communicated to the Parish Meeting in the same month. You can find those policies here: <https://tinyurl.com/fncp7wu5> . During 2020 we developed 'Here to Help', a guide for prospective applicants, which explains how the Charity goes about providing assistance to individuals in need within Walberswick. The following extract summarises our approach:

"We understand that asking for charitable assistance can be awkward or embarrassing, particularly in a small community like ours. Please don't be embarrassed, we have Trustees with many years' experience in dealing with potential beneficiaries. All applicants are treated with sensitivity and understanding, plus you can be assured that your application will remain confidential."

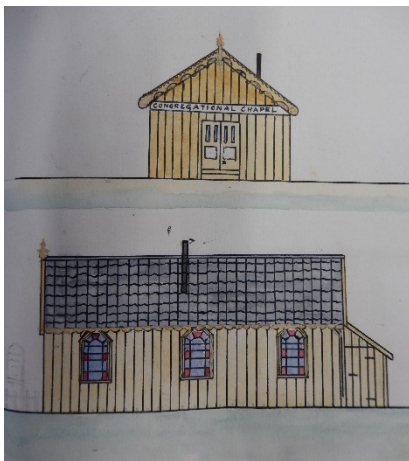
The five largest grants made by the Charity during 2020 were:

- St Andrew's Church – porch restoration £10,000
- Sole Bay Care Fund £10,000
- State schools attended by Village children £ 6,250
- Safe Space – professional advice £ 4,448
- Additional Speed Indicating Device (SID) £ 3,276

The Charity continued to support traffic safety in the Village. Following a Village-wide email poll, a second SID was acquired so that the existing SID could stay permanently in place at the entrance to the Village. The Charity also supported the Safe Space team by funding professional advice to come up with recommendations for improvements to traffic management, parking and speed in the Village. In 2020 the team formally became an advisory group to Walberswick Parish Council, now known as the Safe Space Advisory Group.

The remaining grants of £11,564 were in support of national and local charities that provide support to the community, plus funding initiatives like the free minibus service and post office out-reach.

8. Heritage Hut



Congregational chapel in early 1900's

Last year we reported that the Charity had taken a 10 year lease on the Heritage Hut from Walberswick Parish Council. The Hut stands on the Village Green and was originally built as a Congregational Chapel in the 1880's.

Over many years of gestation, the Heritage Hut project has evolved from the original concept of providing a safe repository for the Scroll and Village archives, to the vision of creating a community hub and exhibition space, with an exclusively Walberswick focus.

Unfortunately the pandemic caused a delay to commencement of the refurbishment, which meant the project has continued

into the 2021 financial year. However the Trustees are very pleased with the result and the strong endorsement they have received from the community.

Two donations were received towards the project. Our grateful thanks go to The Scroll Advisory Group and the Walberswick Local History Group for their initial fundraising in 2017 when they raised over £15,804 from grants, donations, coffee mornings and plant sales to start the project off. In addition, Jon Winyard generously raised £2,420 towards the audio-visual installation.

During the 2020 financial year-end the Charity incurred costs of £63,446 on the refurbishment project, including professional fees (before donations). As at the year-end, the estimated net cost to the Charity of the total refurbishment and fit-out project was in the order of £90,000, after taking account of donations. A final report on the refurbishment phase of the project will appear in the 2021 annual report.

9. Incorporation

As previously reported, having a corporate structure is now regarded as best practice for charities such as ours, particularly given we have commercial activities which fund our charitable work.

Under our current structure, the Charity is an unincorporated trust consisting of seven individuals, the Trustees. It is not a separate legal entity like a company. This means that the Trustees have to act in their own names on behalf of the Charity. By adopting a corporate structure, a charity can acquire a separate legal personality thereby enabling it to enter into contracts in its own name, especially relating to land and property ownership, banking and investments.

The Charity has been advised that as all of its original land (i.e. the Common, grazing land and reed beds) is classified as '*permanent functional endowment*' land, it must be held on trust for the benefit of the community. This means that rather than the Charity itself becoming a company, the best solution is instead to form a corporate trustee to act as the sole trustee of the Charity. The land and property can then be held on trust directly by the corporate trustee.

The existing Trustees would become directors of the new corporate trustee. Although they would perform their duties as directors rather than as trustees, their duties and responsibilities would remain much the same.

In early 2020, the proposed move to a corporate trustee was approved in principle by two of our stakeholders, Walberswick Parish Council and the Sole Bay Team Ministry. Further stakeholder and community consultation will take place in the second half of 2021.

10. Trustees

The first Trustee meeting in January proved to be our last face-to-face meeting of the year. Instead Zoom became the norm and we quickly learned how intense virtual meetings can be. We realised it was much better to have a larger number of shorter duration meetings, hence finishing the year with a record 19 Trustee meetings. This enabled us to respond rapidly to situations as they arose, particularly in the early days of lockdown.

Having served for 8 years, Rita Woodcraft retired as a Trustee at the end of 2020. Rita brought a life-long knowledge of the Village and its community to the Charity, which was always helpful in putting issues into context. She also acted as liaison between the Charity and the Sole Bay Care Fund, which was invaluable in helping to identify those in potential need.

CHAIRMAN'S REPORT – YEAR ENDING 31 DECEMBER 2020

Rita was a Nominative Trustee, appointed by Walberswick Parish Council. The Council has appointed Karen Lewis in her place. Karen's professional background is in supply chain management and accompanying organisational change, which she has applied to both commercial and charitable organisations. Those who know Karen will also know that she brings considerable energy and enthusiasm to everything she does, we are delighted to have her on board.

Amanda Erlenbach is a Co-optative Trustee, meaning she is appointed by the Trustees themselves. Her term came to an end on 31 December 2020 and we are very pleased that she has agreed to continue to serve as a Trustee. Mandy takes the lead role in environmental stewardship matters for the Charity, her knowledge and passion have been invaluable in expanding our activity in this area.

The Trustees are all volunteers, supported by our part-time Clerk. They are a diverse group, coming from a wide range of backgrounds and representing different stakeholder groups within the Village. Each Trustee has their own role to play in delivering the work of the Charity and I would like to record my appreciation for their hard work and dedication.

11. Looking forward

Like everyone in our community, the Trustees are looking forward to a return to normality during 2021. Our priorities for 2021 are to have the Heritage Hut fully operational, to make substantial progress on incorporation of the Charity and to resolve a private, property rights issue. At the same time, we will continue to provide charitable support to individuals and groups within the community and expand the scope of our environment stewardship work whenever opportunities arise.

As I say every year, but always worth repeating, the number one priority for Trustees remains to be a '*force for good*' in the Walberswick community. With that in mind we are always delighted to consider charitable support for community projects and would welcome your suggestions.

James Darkins
Chairman

26 August 2021

WALBERSWICK COMMON LANDS CHARITY

REPORT OF THE TRUSTEES **for the Year Ended 31 December 2020**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The Charity is the largest landowner in and around the village of Walberswick in Suffolk. It receives income from rental of its property and from car parking during the tourist season. Its primary responsibility is the environmental stewardship of its lands. In addition, surplus income may be deployed for the relief of need of Walberswick inhabitants and to support charitable objectives in the Parish of Walberswick.

Social investments

Annual and ad-hoc grants are made to groups, organisations and charities that either directly support charitable objectives in Walberswick or have the potential to provide such support when needed. Examples include supporting schools where Village children are educated, local outreach agencies caring for the sick and elderly, the village hall, the local minibus service, road safety schemes, flood defences, churchyard maintenance and children's sport and recreational activities. Individual grants are also made to support Walberswick inhabitants who are judged to be in need and suffering hardship.

FINANCIAL REVIEW

Reserves policy

It is the Charity's and Trustees policy to maintain reserves at a level it considers necessary to; (a) provide a contingency for emergency repairs, including minor flood damage and (b) meet cash flow fluctuations.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity is an unincorporated association by its Scheme dated 7 September 2009, amended on 1st November 2018. The Charity was first registered on 4 February 1901.

Recruitment and appointment of new trustees

The body of seven Trustees consists of one Ex-officio Trustee, four Nominative Trustees and two co-Optative Trustees. The latter two categories are elected for a period of four years. Under the present scheme, the Ex-officio Trustee is the Vicar with pastoral responsibility for the Parish of Walberswick. Nominative Trustees are appointed by Walberswick Parish Council.

Risk management

The Trustees have a duty to identify and review the risks to which the Charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

206095

Principal address

PO Box 73
Halesworth
Suffolk
IP19 1AU

WALBERSWICK COMMON LANDS CHARITY

Trustees

Mr A N Cooke
Mr J N B Darkins (*Chairman*)
Ms A Erlenbach
Reverend B R Fisher (*retired 23 June 2021*)
Mrs K Goodchild
Mrs K Lewis (*appointed 1 January 2021*)
Mrs H J Sutton
Mrs R M Woodcraft (*retired 31 December 2020*)

Clerk

Mr M Wetmore

Independent Examiner

P N van Dijk FMAAT
van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth, Suffolk
IP19 8AP

Legal advisors

Nicholsons Solicitors, Lowestoft
Bates Wells, London

Surveyors

Durrants, Beccles
Strutt & Parker, Norwich

BANKERS

Barclays Bank PLC

Approved by order of the board of trustees on 22 April 2021 and signed on its behalf by:



Mr J N B Darkins - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
WALBERSWICK COMMON LANDS CHARITY

Independent examiner's report to the trustees of Walberswick Common Lands Charity

I report to the charity trustees on my examination of the accounts of Walberswick Common Lands Charity (the Trust) for the year ended 31 December 2020.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable 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.

P N van Dijk FMAAT
van Dijk Accountants Limited
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

22 April 2021

WALBERSWICK COMMON LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2020

	Notes	Unrestricted fund £	Restricted fund £	31.12.20 Total funds £	31.12.19 Total funds £
INCOME AND ENDOWMENTS FROM					
General Income	2	153,750	22,638	176,388	202,961
EXPENDITURE ON					
Costs		112,959	34,431	147,390	155,229
NET INCOME/(EXPENDITURE)		40,791	(11,793)	28,998	47,732
RECONCILIATION OF FUNDS					
Total funds brought forward		1,515,263	48,131	1,563,394	1,515,662
TOTAL FUNDS CARRIED FORWARD		1,556,054	36,338	1,592,392	1,563,394

The notes form part of these financial statements

WALBERSWICK COMMON LANDS CHARITY

STATEMENT OF FINANCIAL POSITION
31 December 2020

	Notes	Unrestricted fund £	Restricted fund £	31.12.20 Total funds £	31.12.19 Total funds £
FIXED ASSETS					
Tangible assets	4	843,064	-	843,064	775,000
Investment property	5	515,000	-	515,000	515,000
		1,358,064	-	1,358,064	1,290,000
CURRENT ASSETS					
Debtors	6	78,341	20,377	98,718	75,692
Investments	7	129,830	13,161	142,991	214,478
Cash at bank and in hand	8	40,900	12,558	53,458	35,425
		249,071	46,096	295,167	325,595
CREDITORS					
Amounts falling due within one year	9	(51,081)	(9,758)	(60,839)	(52,201)
NET CURRENT ASSETS		197,990	36,338	234,328	273,394
TOTAL ASSETS LESS CURRENT LIABILITIES		1,556,054	36,338	1,592,392	1,563,394
NET ASSETS		1,556,054	36,338	1,592,392	1,563,394
FUNDS	10				
Unrestricted funds				1,556,054	1,515,263
Restricted funds				36,338	48,131
TOTAL FUNDS				1,592,392	1,563,394

The financial statements were approved by the Board of Trustees and authorised for issue on 22 April 2021 and were signed on its behalf by:



Mr J N B Darkins - Trustee



H J Sutton - Trustee

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS
for the Year Ended 31 December 2020

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Freehold property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

The Charity has an interest in the Heritage Hut situated on Walberswick Village Green which is held on a ten year lease commencing 11th April 2019. Improvements thereto are being amortised over the remaining term of the lease.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2020

2. GENERAL INCOME

			31.12.20	31.12.19
	Unrestricted funds	Restricted funds	Total funds	Total funds
	£	£	£	£
Access licences	1,140	-	1,140	1,414
Property rent	30,145	-	30,145	35,403
Agricultural agreements	2,051	-	2,051	2,853
Investment income	996	-	996	1,423
Investment restricted income	-	126	126	152
Covenant from Walberswick Car Parks Ltd.	70,337	-	70,337	43,209
Track & Manor fields agreement	-	2,295	2,295	2,295
Environmental stewardship	-	20,217	20,217	28,711
Donations	20,222	-	20,222	1,175
Increase in value of investments	3,881	-	3,881	7,709
Annual licences	13,370	-	13,370	15,517
Easements & lease premiums	11,608	-	11,608	63,100
	<u>153,750</u>	<u>22,638</u>	<u>176,388</u>	<u>202,961</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2020 nor for the year ended 31 December 2019.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2020 nor for the year ended 31 December 2019.

4. TANGIBLE FIXED ASSETS

	Freehold property £	Leasehold property £	Totals £
COST			
At 1 January 2020	775,000	-	775,000
Additions	-	76,314	76,314
	<u>775,000</u>	<u>76,314</u>	<u>851,314</u>
At 31 December 2020	775,000	76,314	851,314
DEPRECIATION			
Charge for year	-	8,250	8,250
	<u>-</u>	<u>8,250</u>	<u>8,250</u>
NET BOOK VALUE			
At 31 December 2020	<u>775,000</u>	<u>68,064</u>	<u>843,064</u>
At 31 December 2019	<u>775,000</u>	<u>-</u>	<u>775,000</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2020

5. INVESTMENT PROPERTY

Walberswick Common Lands Charity has title to freehold land and property within the Walberswick area which was valued professionally on 01 May 2018 at £515,000. The trustees do not consider that the value at 31 December 2020 was materially different.

6. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.20	31.12.19
	£	£
Trade debtors	98,718	75,692
	<u>98,718</u>	<u>75,692</u>

7. CURRENT ASSET INVESTMENTS

	31.12.20	31.12.19
	£	£
COIF accumulation shares	24,999	22,719
COIF income shares	25,735	24,133
COIF deposit accounts 1 & 2	48,199	117,944
COIF sea defence deposit account	7,860	7,839
COIF Track & manor fields deposit account	36,198	41,843
	<u>142,991</u>	<u>214,478</u>

8. CASH AT BANK AND IN HAND

	General fund £	Restricted £	31.12.20 Total funds £	31.12.19 Total funds £
Cash in hand	5	-	5	17
Bank account no. 1	40,895	110	41,005	25,610
Rent deposit account	-	9,648	9,648	9,702
Track & manor fields account	-	2,800	2,800	96
	<u>40,900</u>	<u>12,558</u>	<u>53,458</u>	<u>35,425</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2020

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.20 £	31.12.19 £
Trade creditors	17,930	9,210
Other creditors	42,909	42,991
	60,839	52,201

10. MOVEMENT IN FUNDS

	At 1.1.20 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	1,515,263	40,791	1,556,054
Restricted funds			
Restricted	48,131	(11,793)	36,338
	1,563,394	28,998	1,592,392

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	153,750	(112,959)	40,791
Restricted funds			
Restricted	22,638	(34,431)	(11,793)
	176,388	(147,390)	28,998

Comparatives for movement in funds

	At 1.1.19 £	Net movement in funds £	At 31.12.19 £
Unrestricted funds			
General fund	1,463,259	52,004	1,515,263
Restricted funds			
Restricted	52,403	(4,272)	48,131
	1,515,662	47,732	1,563,394

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2020

10. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	171,803	(119,799)	52,004
Restricted funds			
Restricted	31,158	(35,430)	(4,272)
TOTAL FUNDS	<u>202,961</u>	<u>(155,229)</u>	<u>47,732</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.19 £	Net movement in funds £	At 31.12.20 £
Unrestricted funds			
General fund	1,463,259	92,795	1,556,054
Restricted funds			
Restricted	52,403	(16,065)	36,338
TOTAL FUNDS	<u>1,515,662</u>	<u>76,730</u>	<u>1,592,392</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	325,553	(232,758)	92,795
Restricted funds			
Restricted	53,796	(69,861)	(16,065)
TOTAL FUNDS	<u>379,349</u>	<u>(302,619)</u>	<u>76,730</u>

WALBERSWICK COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS - continued
for the Year Ended 31 December 2020

11. RELATED PARTY DISCLOSURES

Trustees Mrs K Goodchild and Mr J N B Darkins hold on behalf of Walberswick Common Lands one share each in Walberswick Car Parks Limited . Mrs K Goodchild and Mrs R M Woodcraft are also directors of that company. During the year Walberswick Car Parks Limited covenanted £70,337 (2019 £43,209) to Walberswick Common Lands Charity.

WALBERSWICK COMMON LANDS CHARITY

DETAILED STATEMENT OF FINANCIAL ACTIVITIES
for the Year Ended 31 December 2020

	Unrestricted funds £	Restricted funds £	31.12.20 Total funds £	31.12.19 Total funds £
INCOME AND ENDOWMENTS				
General Income				
Access licences	1,140	-	1,140	1,414
Property rent	30,145	-	30,145	35,403
Agricultural agreements	2,051	-	2,051	2,853
Investment income	996	-	996	1,423
Investment restricted income	-	126	126	152
Covenant from W.C.P.Ltd	70,337	-	70,337	43,209
Track & manor fields	-	2,295	2,295	2,295
Environmental stewardship	-	20,217	20,217	28,711
Donations	20,222	-	20,222	1,175
Increase in value of investments	3,881	-	3,881	7,709
Annual licences	13,370	-	13,370	15,517
Easements & lease premiums	11,608	-	11,608	63,100
	153,750	22,638	176,388	202,961
Total incoming resources				
	153,750	22,638	176,388	202,961
EXPENDITURE				
Costs				
Administration	13,065	-	13,065	12,795
Property maintenance	1,848	-	1,848	977
Professional fees	36,387	-	36,387	57,639
Rates	211	-	211	203
Insurance	1,829	-	1,829	2,260
Sundries	30	-	30	-
Individual charitable grants	5,812	-	5,812	3,074
Charitable grants	45,527	-	45,527	42,851
Track & manor fields	-	11,500	11,500	11,500
Environmental stewardship	-	22,931	22,931	23,681
Flood defences	-	-	-	249
	104,709	34,431	139,140	155,229
Support costs				
Other				
Depreciation of Leasehold property	8,250	-	8,250	-
Total resources expended	112,959	34,431	147,390	155,229
Net income				
	40,791	(11,793)	28,998	47,732

This page does not form part of the statutory financial statements