

SUDBURY COMMON LANDS CHARITY

England & Wales · Charity number 212222

Details

Status Registered

Legal form Other

Registered 1962-11-08

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

Contact

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10 Gainsborough Street
Sudbury
Suffolk
CO10 2EU

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Activities

Objects: (A) RELIEVING IN CASES OF OLD AGE, SICKNESS OR FINANCIAL NEED FREEMAN AND THE WIDOWS OR WIDOWERS OF FREEMAN; (B) MAKING PAYMENTS TO THE TRUSTEES OF THE CHARITY CALLED THE SUDBURY FREEMAN'S TRUST; (C) PROVIDING OR ASSISTING IN THE PROVISION OF FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION FOR THE INHABITANTS OF THE TOWN OF SUDBURY WITH THE OBJECT OF IMPROVING THEIR CONDITIONS OF LIFE; (D) MAKING PAYMENTS TO THE TRUSTEES F THE SUDBURY MUNICIPAL CHARITIES; (E) ANY CHARITABLE PURPOSES FOR THE GENERAL BENEFIT OF THE INHABITANTS OR THE NEEDY INHABITANTS OF THE TOWN OF SUDBURY.(FOR FURTHER DETAILS SEE SCHEME)

Activities: ACCESS AND CONSERVATION MANAGEMENT OF THE SUDBURY RIVERSIDE, PLUS PROVISION OF BUILDING IN SUDBURY TOWN CENTRE AS AN OPERATIONAL BASE FOR CHARITABLE ORGANISATIONS.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Environment/conservation/heritage
- **Who:** Children/young People

Geography

- **Area of benefit:** TOWN OF SUDBURY
- Suffolk

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£165,293	£174,461	-	-
2023-12-31	£141,798	£157,380	-	-
2022-12-31	£341,153	£138,344	-	-
2021-12-31	£122,369	£121,326	-	-
2020-12-31	£143,653	£133,509	-	-

Trustees

Name	Role	Appointed
NIGEL ROBERT ELEY	Chair	2012-07-25
Anna Louise Elizabeth Brown		2023-11-01
David William Dale		2022-07-13
FIONA MARGARET WHEELER		2024-11-06
Guy Tavis Hume		2025-11-05
James Bird		2026-04-29
KEITH ROBINS		2011-06-06
Lynn Hunt		2023-11-01
MARK JAMES GEDDES		
Michael Edward John Wheeler		2014-11-05
Peter Leonard Fulcher		2018-07-25
REVEREND RICHARD KIMBER TITFORD		
RICHARD WILLIAM KEMSLEY		2012-07-25
ROSS EDWARD BENTLEY		2012-05-23
Timothy Ogle		2025-05-07
William Roger Ford		2024-07-17

Accounts

SUDBURY COMMON LANDS CHARITY

**ACCOUNTS
31 DECEMBER 2024**

**MOORE GREEN
CHARTERED ACCOUNTANTS
SUDBURY SUFFOLK**

SUDBURY COMMON LANDS CHARITY

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31 DECEMBER 2024**

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SUDBURY COMMON LANDS CHARITY**CHARITY INFORMATION**

CLERK TO THE TRUSTEES
AND PRINCIPAL ADDRESS
OF THE CHARITY

A Bentley
The Christopher Centre
10 Gainsborough Street
Sudbury
Suffolk CO10 2EU

SENIOR RANGER

A Faiers Esq

BANKERS

Barclays Bank Plc
35 Market Hill
Sudbury
Suffolk CO10 2EP

INDEPENDENT EXAMINERS

Moore Green
22 Friars Street
Sudbury
Suffolk CO10 2AA

INVESTMENT MANAGERS

Quilter Plc
One Kingsway
London WC2B 6AN

REGISTERED CHARITY NUMBER

212222

SUDBURY COMMON LANDS CHARITY

**TRUSTEES' REPORT
YEAR ENDED 31 DECEMBER 2024**

TRUSTEES

The Trustees of the Charity are the same as those of the Sudbury Municipal Charities (SMC) with the addition of up to four nominative trustees appointed by the Freeman.

At 31 December 2024 the Trustees (together with their current term of office) were as follows:

Representative Trustees

Mrs S Hobson (Vice Chair) (February 2022-2026)
K Robins (November 2022-2026)
R Bentley (February 2023-2027)
P Whiteley (November 2023-2027)
D Dale (July 2022-2026)
F Wheeler (November 2024-2028)

Co-Optative Trustees

P Fulcher (July 2023-2028)
The Reverend R Titford, (February 2020-2025)
M Geddes (July 2022-2027)
R Kemsley (November 2021-2026)
B Ford (July 2024-2029)

Nominative (Freemen) Trustees

Mr M Wheeler (July 2024-2029)
Mrs ALE Brown (July 2024-2029)
Mrs L Hunt (July 2024-2029)
Mr N Eley (Chairman) (July 2024-2029)

On appointment new trustees sign a declaration committing them to giving of their time and expertise.

The trustees meet as a full committee four times a year, interspersed with meetings of the Finance committee and the Estates committee as required. Other sub committees may be formed from time to time.

The Trustees undertake an annual inspection program covering all the lands under SCLC management.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2024**

THE SCHEME

The riverside lands around Sudbury have been grazed continuously since they were first recorded by name in the late twelfth century. At that time Amicia de Clare granted rights to St John's Hospital, adjacent to Ballingdon bridge, to graze four cows and twenty sheep on Portmanscroft and Kingsmere. It is very likely that they were grazed before then.

Sudbury Common Lands Charity is the body currently charged with managing and conserving these lands for future generations.

The Sudbury Common Lands Charity was originally formed in 1897 and is now governed by the Charity Commissioners Scheme, dated 14 May 1987.

The primary objective of the Scheme is to manage the lands, property and fishing rights belonging to the charity; to be used for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

In particular the Trustees are required to manage any grazing land so as to protect and preserve it in its natural state as grazing land for the general benefit of the inhabitants of the town of Sudbury.

Subject to the approval of the Commissioners the Trustees may acquire land and buildings for appropriation and defray the cost of such acquisition out of the capital or income of the charity.

After payment of proper costs, charges and expenses associated with the management of the charity the Trustees shall apply the remainder of the income of the charity to Freeman in need, the Sudbury Freeman's Trust, the Sudbury Municipal Charities and for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

SUDBURY COMMON LANDS CHARITY DEVELOPMENT

SCLC was formed under its present Scheme in 1987. This was triggered by the sale of Harp Close Meadow for £850,000. In the early days the charity enjoyed a large surplus of income over expenditure due to the high interest rates at the time.

The charity expanded rapidly. SCLC acquired land, property and farm equipment and recruited 2 rangers to look after its estate. As investment returns have fallen additional income has been generated through working closely with local councils using our rangers to manage the lands outlined below and ensuring income and expenditure match.

Acquired:

1994 The Christopher Centre
1998 Wardman meadows
2001 Grove Cottage
2013 Guilford meadow

Managed:

1990 The Croft
1990 Mill Acre
1994 Walters meadow
1995 to 2012 Guilford meadow
1996 Friars meadow
1996 Kone Vale
1996 Cornard riverside
1996 Valley Trail – Kingfisher to Ballingdon
2009 Cornard Country Park
2012 Valley Trail – Ballingdon to Rodbridge
2018 Shawlands
2020 Stevensons Centre field etc (to March 2024)
2020 Great Cornard Village Green (to March 2024)
2020 Stacy Ardley Fields (to March 2024)

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2024**

RISK MANAGEMENT

The trustees have considered and reviewed the major risks to which the charity is exposed. We have established systems and procedures to manage those risks.

The trustees consider the major operational risk to be the safety and wellbeing of the rangers, charity volunteers and members of the public using the estate. Appropriate training is given to staff and volunteers. SCLC has an ongoing Health and Safety Program overseen by NFU with regular updates.

Notices are placed throughout the estate warning members of the public of the risks when using the open access areas with animals.

The major financial risk is the volatility of investment income. This is reviewed annually with the investment advisors.

Government grants and local government projects are likely to be affected by current inflationary pressures in the country.

PUBLIC BENEFIT

The major benefit is to the people of Sudbury who have enjoyed access to the Common Lands continuously for at least 900 years. The purpose of SCLC is to manage these lands today and create a secure foundation for the future.

A regular program of walks and lectures is organized by the ranger for a wide range of interested parties, including schools and societies.

The majority of the land owned by SCLC is a local nature reserve and has been designated as a County Wildlife Site in recognition of extensive ongoing ecological and environmental work.

Grants made to Sudbury Municipal Charities and to Sudbury Freemen's Trust enable assistance to be given to aged and needy individuals in Sudbury.

SCLC owns the Christopher Centre which operates as a separate charity (Registered Charity No.112942). It provides offices and meeting rooms for local charities and organisations in the town.

FINANCIAL REVIEW

The financial statements comply with the Charities Trust Deed, the Charities Act 2011 and the Charities SORP (FRS 102). Accounting policies are detailed in note 1 to the Financial Statements.

The Trustees recognise their responsibilities in preparing these accounts, to

- Select and implement suitable accounting policies
- Ensure judgement is reasonable and prudent
- Prepare accounts on an ongoing basis
- Ensure the accuracy and transparency of records
- Safeguard the assets of the charity
- Prevent and detect fraud and other irregularities
- Comply with the above law and regulations

The Trustees financial policy is to break even on the annual income and expenditure account and to fund development from gifts and bequests from the community.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2024**

The Trustees' policy on reserves is to ensure that they are sufficient to meet the short-term running costs and to secure the long-term existence of the Charity.

A second requirement is to continue the successful development of SCLC by acquiring land, buildings and equipment suitable for our purpose as and when the opportunity occurs.

A fund is being established from gifts and bequests for this purpose.

SUMMARY OF ACHIEVEMENTS AND PERFORMANCE

There were significant changes in staffing this year, marking the 'end of an era' for the charity. A new senior Ranger, Alex Faiers, and a new Ranger, Dick Neill, started in January, under the supervision of Adrian Walters. Interviews were held for the position of Clerk/Administrative officer and Angie Bentley was appointed and started part-time in mid-April, working alongside Adrian 2 days/week until his retirement at the end of June 2024. He has remained true to his word, attending working parties and remaining available for queries and expert input to the odd meeting as required.

The new Chairman took post in March 2024 with Geoff Challacombe, Sarah Jane Money and May Berkouwer resigning during the year. Particular thanks are offered to Geoff for a record 40 years' legal advice and help, and to May for 20 years' dedicated service. Bill Ford and Fiona Wheeler were appointed as Co-optative and Representative Trustees respectively. We hope to appoint a new legally trained Trustee shortly.

Financially the Charity has maintained its position with an increase in the investment income and no major capital expenditure, which has offset the increase in staff salaries. The plastering and re-painting of Grove Cottage was finally completed – payment in 2024 of £10,048.80. A donation of £15,000 was received from the Phillips Family Fund and overall, the Charity's Finances remain healthy.

Generally, the diversity of the plant life is healthy although the orchids were again affected by a dry Spring. However, the Deptford Pink and Lesser Calamint are doing well, and the tiny Harebell colony has expanded.

The cattle were provided by one grazier again this year and discussions are ongoing concerning whether he will take over the tenancy agreement from 2025 onwards. An incident involving cattle/member of the public was reported to the Health & Safety Executive during the year and though resolved, may have raised disquiet. Public access on Freeman's Great & Little Common is increasing, particularly during summer. The charity is working with the Rural & Wildlife Team at Suffolk Constabulary to raise public awareness, manage behaviour (particularly with dogs) and improve signage.

Water voles are present as are otters, with high levels of otter spraint on the Wardman Meadows. Bats are using pillboxes for hibernacula, with a Natterer identified for the first time at King's Marsh Meadow. A pair of barn owls are using the Walters Meadow box however squirrels had to be ejected from a box at Pitts Wood. Red Kites, buzzards, kestrels and muntjac deer are regularly seen, whilst a pair of Egyptian geese had 2 goslings in the spring. Hares remain a regular sighting on the Wardman Meadows.

SUDBURY COMMON LANDS CHARITY**TRUSTEES' REPORT (CONTINUED)**
YEAR ENDED 31 DECEMBER 2024

Following the resignation of Dick Neill to a former position in October, volunteers stepped up to help the Senior Ranger with the bin emptying schedule and volunteer work party days. The number of volunteers has expanded with regular enquiries made. A new ranger, Aaron Bibby, was appointed and started work in late January 2025. The new Ranger team are proceeding well in addressing delays to the winter work programme.

Nigel Eley
On behalf of the Trustees

07 May 2025
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SUDBURY COMMON LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2024

	<u>Notes</u>	<u>Unrestricted funds</u>	<u>Designated funds</u>	<u>Restricted funds</u>	<u>2024 Total funds</u>	<u>2023 Total funds</u>
		£	£	£	£	£
INCOMING RESOURCES						
Investment Income	2	50,328	-	-	50,328	43,650
Estate Income	3	63,436	-	-	63,436	62,196
Christopher Centre	4	17,733	-	-	17,733	16,653
Grove Cottage Rent		9,350	-	-	9,350	9,350
Grants and Donations	5	17,493	-	-	17,493	2,950
Sundry Income	6	<u>6,953</u>	<u>-</u>	<u>-</u>	<u>6,953</u>	<u>6,999</u>
		<u>165,293</u>	<u>-</u>	<u>-</u>	<u>165,293</u>	<u>141,798</u>
RESOURCES EXPENDED						
Christopher Centre	7	9,385	-	-	9,385	9,520
Grove Cottage	8	10,904	-	-	10,904	12,573
Estate Management	9	93,436	-	-	93,436	72,000
Charity Management	10	54,786	-	-	54,786	57,937
Grants	11	4,600	-	-	4,600	4,000
Obligatory Disbursements	12	<u>1,350</u>	<u>-</u>	<u>-</u>	<u>1,350</u>	<u>1,350</u>
		<u>174,461</u>	<u>-</u>	<u>-</u>	<u>174,461</u>	<u>157,380</u>
Net Incoming/(Outgoing) Resources		(9,168)	-	-	(9,168)	(15,582)
Transfer between funds		-	-	-	-	-
Gains and (Losses) on Investment Assets		<u>-</u>	<u>-</u>	<u>108,634</u>	<u>108,634</u>	<u>101,129</u>
Net Movement in Funds		(9,168)	-	108,634	99,466	85,547
Total Funds Brought Forward		<u>111,785</u>	<u>322,691</u>	<u>1,832,498</u>	<u>2,266,974</u>	<u>2,181,426</u>
		<u>102,617</u>	<u>322,691</u>	<u>1,941,132</u>	<u>2,366,440</u>	<u>2,266,974</u>

SUDBURY COMMON LANDS CHARITY

**BALANCE SHEET
31 DECEMBER 2024**

	<u>Notes</u>	<u>2024</u>	<u>2023</u>
		£	£
FIXED ASSETS			
Tangible Assets	13	521,708	530,096
Investments	14	<u>1,720,908</u>	<u>1,615,174</u>
		2,242,616	2,145,270
CURRENT ASSETS			
Stock of Books		1,981	1,998
Accrued income		2,000	-
Cash at Bank and in Hand:			
Current Account		11,596	12,120
Premium Account		68,835	58,238
Quilter Plc		<u>49,525</u>	<u>59,182</u>
CURRENT LIABILITIES			
Creditors:	15	(10,113)	(9,835)
		<u>123,824</u>	<u>121,704</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,366,440</u>	<u>2,266,974</u>
Represented by:			
FUNDS	16		
Unrestricted Income Fund		102,617	111,785
Designated Capital Fund		<u>322,691</u>	<u>322,691</u>
Total Unrestricted Funds		425,308	434,476
Restricted Funds		<u>1,941,132</u>	<u>1,832,498</u>
NET FUNDS	17	<u>2,366,440</u>	<u>2,266,974</u>

Approved by the Trustees on 07 May 2025 and signed on their behalf by:

N Eley – Chairman of the Trustees

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2024****1 ACCOUNTING POLICIES****Basis of accounting**

These financial statements have been prepared under the historical cost convention as modified by the inclusion of investments at market value and in accordance with the provisions of the Statement of Recommended Practice (FRS 102) – Accounting and Reporting by Charities, the Charities Act and relevant accounting standards.

Freehold property

Freehold property comprising The Christopher Centre, The Wardman Meadows and Grove Cottage is shown at cost. No provision is made for depreciation of this freehold property as explained in Note 13(a) on page 15 of these financial statements.

Valuation of investments

The Charity's quoted investments are stated in the balance sheet at market value as recommended by the SORP. The effect of including unrealised gains or losses is shown in Note 16.

Disposal of investments and land

Any surplus or deficits arising on the disposal of the Charity's quoted investments, Common Lands or freehold property are treated as increases/decreases in the restricted Funds of the Charity and are not included in the determination of the Charity's net incoming (or outgoing) resources for any accounting period, as explained in Note 17 to these financial statements.

Depreciation

Depreciation is provided on plant and machinery and motor vehicles by annual instalments over their estimated useful lives, at a rate of 25% on a reducing balance basis.

Lands owned and administered by the Charity

The basis of accounting for the lands owned and administered by the Charity is explained in Note 13(b) to these financial statements.

Restricted and unrestricted funds

The nature of these funds, within the meaning of the SORP so far as the Charity is concerned, is explained in Note 17 to these financial statements.

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2024****1 ACCOUNTING POLICIES (CONTINUED)****Investment Income**

Investment income is included when receivable. Tax credits relating to such income are accrued for by reference to the period when the income to which the credit relates was recognised.

Grant Income

The Charity receives grant income from time to time in relation to works undertaken on its land. The grant income is released to the profit and loss account as the expenditure to which it relates is incurred.

Allocation of Payments

The Trustees decide the most appropriate heading, within the “Resources Expended” section on page 7, under which each individual expenditure type should be included.

Realised and Unrealised Gains (Losses) on Investments

- (a) Realised gains (losses) represents the excess (deficiency) of sale proceeds over the valuation of the investment at the previous year end.
- (b) Unrealised gains (losses) represents the excess (deficiency) of the valuation of the investments at the year end over the previous year end or, where the investment was purchased during the year, over cost.

Hire Purchase Agreements

Assets held under hire purchase agreements are capitalised and disclosed under tangible fixed assets at their fair value. The capital element of the future payments is treated as a liability and the interest is charged to the profit and loss account on a straight-line basis where appropriate.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2024 (CONTINUED)

2. INVESTMENT INCOME

	<u>2024</u>	<u>2023</u>
	£	£
Fixed Interest	17,630	11,094
Equities	30,564	29,941
Bank Deposit Accounts	<u>2,134</u>	<u>2,615</u>
	<u>50,328</u>	<u>43,650</u>

3. ESTATE INCOME

RANGER SERVICES (CONTRACTS)

Sudbury Town Council	8,586	7,948
Babergh District Council Ranger and Amenity Service	28,967	26,422
Cornard Parish Council	11,193	13,069

RANGER SERVICES (INCIDENTAL)

Bloc Management – Grassland Management	-	-
Babergh – Bin Bags	-	-

GRASSLAND

Grazing income	2,000	2,000
ELS/HLS	12,620	12,619

OTHER ESTATE INCOME

Wayleaves	70	69
Brundon Lane Maintenance	-	72
Mills – Electrical Fence Provision	<u>-</u>	<u>27</u>
	<u>63,436</u>	<u>62,196</u>

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2024

	<u>2024</u> £	<u>2023</u> £
4. CHRISTOPHER CENTRE		
Rent	16,842	16,100
Insurance	<u>891</u>	<u>553</u>
	<u>17,733</u>	<u>16,653</u>
5. GRANTS & DONATIONS		
<u>Unrestricted Income Funds</u>		
Just Giving and Other Donations	<u>17,493*</u>	<u>2,950</u>
*Included within other donations is £15,000 received during the year from The Phillips Fund (Registered Charity Number 270040).		
<u>Designated Income Funds</u>		
Donation	-	-
Legacy	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS**
YEAR TO 31 DECEMBER 2024 (CONTINUED)

6. SUNDRY INCOME	<u>2024</u>	<u>2023</u>
	£	£
Sudbury Freeman's Society	675	675
Sudbury Municipal Charities	500	500
NIC Rebate	5,719	4,929
Book Sales	33	120
Other income	<u>26</u>	<u>775</u>
	<u>6,953</u>	<u>6,999</u>

The Sudbury Freeman's Society pay SCLC a turning on fee which is 50% of the grazing rights (note 12).

7. CHRISTOPHER CENTRE EXPENDITURE

Rent	5,579	5,241
Insurance	3,806	3,559
Birchall Steel Lease Advice	<u>-</u>	<u>720</u>
	<u>9,385</u>	<u>9,520</u>

8. GROVE COTTAGE EXPENDITURE

Insurance	679	665
Repairs and Miscellaneous	<u>10,225</u>	<u>11,909</u>
	<u>10,904</u>	<u>12,547</u>

9. ESTATE MANAGEMENT

Land Management Expenses	16,815	17,678
Insurance and Tax	3,771	1,801
Ranger Salaries	59,815	38,477
Land Rover Running Expenses	1,626	2,409
Consumables	265	-
Depreciation of Tangible Fixed Assets	8,838	11,635
Training	<u>2,306</u>	<u>-</u>
	<u>93,436</u>	<u>72,000</u>

The Estate Management Committee advises the Trustees on the management of all lands owned by the Charity and lands managed on a contractual basis for other organisations. Ongoing works include rotational ditch and pond clearance, coppicing, pollarding and other tree management, replacement and repair of stock fencing and general maintenance of land for amenity and/or wildlife habitat.

SUDBURY COMMON LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2024 (CONTINUED)

10. MANAGEMENT AND ADMINISTRATION OF THE CHARITY

	<u>2024</u>	<u>2023</u>
	£	£
Investment Management Fees	12,775	11,852
Administration	3,886	8,534
Clerk	32,149	31,789
Independent Examiner and Accountancy	3,300	3,150
Insurance	2,659	2,555
Opening stock of books	1,998	2,055
Closing stock of books	<u>(1,981)</u>	<u>(1,998)</u>
	<u>54,786</u>	<u>57,937</u>

11. GRANTS PAID

Sudbury Municipal Charities	4,500	4,000
Sudbury Team Defibrillator	<u>100</u>	<u>—</u>
	<u>4,600</u>	<u>4,000</u>

12. OBLIGATORY DISBURSEMENTS

Sudbury Freeman's Society	1,350	1,350
Sudbury Freeman's Trust	<u>—</u>	<u>—</u>
	<u>1,350</u>	<u>1,350</u>

The freemen receive grazing income on the historic lands in lieu of taking up their rights.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2024

13. TANGIBLE FIXED ASSETS

	Freehold Land and Property £	Plant, Equipment and vehicle £	Total £
Cost (see note 1)			
At 1 January 2023	495,193	78,077	573,270
Additions	-	450	450
Disposals	-	-	-
	<u> </u>	<u> </u>	<u> </u>
At 31 December 2024	<u>495,193</u>	<u>78,527</u>	<u>573,720</u>
Depreciation			
At 1 January 2024	-	43,174	43,174
Charge for Year	-	8,838	8,838
Disposals	-	-	-
	<u> </u>	<u> </u>	<u> </u>
At 31 December 2024	<u>-</u>	<u>52,012</u>	<u>52,012</u>
Net Book Values			
At 31 December 2024	<u>495,193</u>	<u>26,515</u>	<u>521,708</u>
At 1 January 2024	<u>495,193</u>	<u>34,903</u>	<u>530,096</u>

- (a) Freehold land and property comprises The Christopher Centre (a converted public house in Gainsborough Street, Sudbury, which was acquired in 1992 at a cost totalling £160,287), 40 acres of grazing land, known as The Wardman Meadows (purchased in November 1998 for an amount of £132,501 plus costs of £243) and Grove Cottage (acquired by the Charity during 2001 at a cost of £155,000 plus associated costs of £1,475).

The Christopher Centre was originally let to Sudbury and District Volunteer Centre (now renamed The Christopher Centre registered charity number 1120942) under a lease dated 5 July 1993, at a rent of £10,000 per annum. The term of the lease has been extended to 4 July 2024 and rent is currently payable at £14,000 per annum. The building is not depreciated as the Trustees believe that due to the refurbishment work undertaken its value is substantially greater than cost and its residual value is not likely to be less than cost.

Within Freehold Land and Property is £45,687 Capital improvements relating to the renovation and refurbishment of the Grove Cottage property which as it reflects the increase in value of the property is not depreciated.

14 acres of grazing land known as Guilford Meadow was acquired in January 2016 through a Section 106 provision of the Town and Country Planning Act 1990 whereby the land was transferred by developers of related property to the charity at nil cost.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2024

- (b) The Common Lands owned and administered by Sudbury Common Lands Charity as per Sudbury Common Lands Charity Scheme constituted on 14 May 1987 are as follows:

<u>Approx area (acres)</u>	<u>Description of land</u>
23.27	Great and Little Fullingpit Meadow
45.47	North Meadow (including Brundon Lane Spinney)
10.79	Kings Marsh Part 1
8.05	Kings Marsh Part 2
22.88	Freemen's Great and Little Commons
2.81	Coote's Meadow Part 1
1.87	Coote's Meadow Part 2

There is no cost value attributable to the Common Lands held by the Charity since constitution and there is no applicable market value to any of the land because of the status of the lands as Common Lands.

In addition to the Common Lands described above, the Charity also owns and administers The Wardman Meadow which was purchased 6th November 1998 (covering an approx. area of 39.29 acres) and Guilford Meadow which was acquired in January 2016 (covering an approx. area of 12.58 acres).

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2024

14. QUOTED INVESTMENTS

The charity's investments are managed by Quilter Cheviot Plc to whom day to day administration of the investments has been delegated by the trustees. No one investment constitutes more than 15% of the charity's assets.

15. CREDITORS:

	<u>2024</u>	<u>2023</u>
	£	£
Accruals	6,230	6,013
Deferred Income	<u>3,883</u>	<u>3,823</u>
	<u>10,113</u>	<u>9,836</u>

Deferred income comprises of £3,883 Christopher Centre rents received in advance.

16. RECONCILIATION OF MOVEMENT IN NET FUNDS

	<u>Restricted Funds</u>	<u>Unrestricted Income Funds</u>	<u>Designated Funds</u>	<u>Total</u>
	£	£	£	£
Net Incoming/ (Outgoing) Resources before Other Recognised Gains and Losses (page 7)	-	(9,168)	-	(9,168)
Realised Gains/ (Losses) on Investments	5,062	-	-	5,062
Unrealised Gains/ (Losses) on Investments	103,572	-	-	103,572
FUNDS BROUGHT FORWARD				
AT 01 JANUARY 2024	<u>1,832,498</u>	<u>111,785</u>	<u>322,691</u>	<u>2,266,974</u>
FUNDS CARRIED FORWARD				
AT 31 DECEMBER 2024	<u>1,941,132</u>	<u>102,617</u>	<u>322,691</u>	<u>2,366,440</u>

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**
YEAR TO 31 DECEMBER 2024**17. RESTRICTED AND UNRESTRICTED FUNDS**

By virtue of Paragraph 1 of the Scheme established to regulate the Charity, the Trustees consider that all the assets described in the Charity document constitute the restricted funds of the Charity and must be retained under their administration and management. The Trustees consider these funds to represent an expendable endowment in accordance with the SORP.

The income of the Charity each year, to the extent it has not been expended in accordance with Paragraphs 26 and 27 of the Scheme, is carried forward as unrestricted funds for disbursement in accordance with Paragraphs 26 and 27 in future years.

As at 31 December 2022 there is a balance of £19,807 remaining on the A R Wheeler Equipment Replacement Fund. This represents the balance remaining from a legacy totalling £54,750 received from Mr A R Wheeler and designated by the Trustees as an equipment replacement fund for use when required for that purpose.

In 2016, 14 acres of grazing land known as Guilford Meadow was acquired. In relation to this a grant of £10,031 was received from Babergh District Council for various works to be carried out to the meadowland. It is the conclusion of the Trustees that this amount represents a designated fund and should be treated accordingly.

During year ended 31 December 2019 the Charity received £18,746 as a legacy from Mrs Green and £7,000 from The Essex Trust which in accordance with the policy of establishing a designated fund for development from bequests and gifts (as outlined in the Trustees' Report) has been recognised as part of designated funds. The same designation was made regarding funds received in the year ended 31 December 2018 of £15,000 from The Essex Trust and a £20,000 legacy from Mrs Murdoch and also in the year ended 31 December 2017 the Charity received £2,500 from Ecclesiastical Insurance. In 2020 the Charity received an additional £18,000 from The Essex Trust, this is the final year of that Charity.

During the year ended 31 December 2022 the charity received a further £5,000 donation from Mrs S Fuller and a legacy of £206,607 from Mrs Jean Moscrop (Freeman). The Trustees have designated these amounts as part of the fund for development as with previous donations and bequests as outlined above.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2024

17. RESTRICTED AND UNRESTRICTED FUNDS (CONTINUED)

The restricted and unrestricted funds of the Charity are determined to be as follows:

	Restricted <u>Funds</u>	Unrestricted <u>Funds</u>	Designated <u>Funds</u>	<u>Total</u>
	Endowment - Expendable £	£	£	£
Assets of the Charity at time of its Constitution on 14 May 1987:				
Investments, at Cost	14,743	8,000	-	22,743
Harp Close Meadow, at Selling Price	850,000	-	-	850,000
Cash at bank	<u>6,204</u>	<u>-</u>	<u>-</u>	<u>6,204</u>
	870,947	8,000	-	878,947
Add: Net Realised and Unrealised Gains on Investments to 31 December 2024	1,070,185	-	-	1,070,185
A R Wheeler fund (net of amounts invested in equipment)	-	-	19,807	19,807
Guilford Meadow Grant	-	-	10,031	10,031
Ecclesiastical Insurance	-	-	2,500	2,500
The Essex Trust	-	-	33,000	33,000
Mrs Murdoch Legacy	-	-	20,000	20,000
Mrs Green Legacy	-	-	25,746	25,746
Mrs S Fuller	-	-	5,000	5,000
Mrs J Moscrop Legacy	-	-	206,607	206,607
Accumulated Surpluses on And transfers to Unrestricted Funds to 31 December 2024	<u>-</u>	<u>94,617</u>	<u>-</u>	<u>94,617</u>
Balances at 31 December 2024	<u>1,941,132</u>	<u>102,617</u>	<u>322,691</u>	<u>2,366,440</u>

REPRESENTED BY

Land and Property	495,193			495,193
Equipment etc	26,515			26,515
Investments	1,419,424	(21,207)	322,691	1,720,908
Accrued income		2,000		2,000
Stock		1,981		1,981
Cash and bank balances	<u> </u>	<u>129,956</u>	<u>-</u>	<u>129,956</u>
	1,941,132	112,730	322,691	2,376,553
Less: Liabilities	<u> </u>	<u>10,113</u>		<u>10,113</u>
	<u>1,941,132</u>	<u>102,617</u>	<u>322,691</u>	<u>2,366,440</u>

18. TRANSACTIONS WITH TRUSTEES

The Trustees received no remuneration or payment of expenses.

SUDBURY COMMON LANDS CHARITY

Registered Number: 212222

Independent Examiner's Report to the Trustees of Sudbury Common Lands Charity.

I report on the accounts of the Charity for the year ended 31 December 2024 which are set out on pages 6 to 19.

Respective Responsibilities of Trustees and Examiner

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 144 (2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 145 of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 41 of the Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

have not been met ; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Matthew M Wilkinson FCA

Moore Green
Chartered Accountants

22 Friars Street
Sudbury
Suffolk
CO10 2AA

Dated 07 May 2025

Accounts

SUDBURY COMMON LANDS CHARITY

**ACCOUNTS
31 DECEMBER 2023**

**MOORE GREEN
CHARTERED ACCOUNTANTS
SUDBURY SUFFOLK**

SUDBURY COMMON LANDS CHARITY

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31 DECEMBER 2023**

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SUDBURY COMMON LANDS CHARITY**CHARITY INFORMATION**

CLERK TO THE TRUSTEES AND PRINCIPAL ADDRESS OF THE CHARITY	A Walters Esq The Christopher Centre 10 Gainsborough Street Sudbury Suffolk CO10 2EU
TRAINEE SENIOR RANGER	A Faiers Esq
RANGER	R Neill Esq
BANKERS	Barclays Bank Plc 35 Market Hill Sudbury Suffolk CO10 2EP
INDEPENDENT EXAMINERS	Moore Green 22 Friars Street Sudbury Suffolk CO10 2AA
INVESTMENT MANAGERS	Quilter Plc One Kingsway London WC2B 6AN
REGISTERED CHARITY NUMBER	212222

SUDBURY COMMON LANDS CHARITY

**TRUSTEES' REPORT
YEAR ENDED 31 DECEMBER 2023**

TRUSTEES

The Trustees of the Charity are the same as those of the Sudbury Municipal Charities (SMC) with the addition of up to four nominative trustees appointed by the Freeman.

At 31 December 2023 the Trustees (together with their current term of office) were as follows:

Representative Trustees

Mrs S Hobson (February 2022-2026)
K Robins (November 2022-2026)
R Bentley (February 2023-2027)
P Whiteley (November 2023-2027)
Ms M Berkouwer (November 2020-2024)
D Dale (July 2022-2026)

Co-Optative Trustees

G Challacombe (November 2019-2024)
P Fulcher (Chairman) (July 2023-2028)
The Reverend R Titford, (February 2020-2025)
M Geddes (July 2022-2027)
R Kemsley (November 2021-2026)
Ms S-J Money (October 2019-2024)

Nominative (Freemen) Trustees

N Eley (Vice Chairman) (July 2024)
M Wheeler (July 2024)
Mrs ALE Brown (July 2024)
Mrs L Hunt (July 2024)

On appointment new trustees sign a declaration committing them to giving of their time and expertise.

The trustees meet as a full committee four times a year, interspersed with meetings of the Finance committee and the Estates committee as required. Other sub committees may be formed from time to time.

The Trustees undertake an annual inspection program covering all the lands under SCLC management.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2023**

THE SCHEME

The riverside lands around Sudbury have been grazed continuously since they were first recorded by name in the late twelfth century. At that time Amicia de Clare granted rights to St John's Hospital, adjacent to Ballingdon bridge, to graze four cows and twenty sheep on Portmanscroft and Kingsmere. It is very likely that they were grazed before then.

Sudbury Common Lands Charity is the body currently charged with managing and conserving these lands for future generations.

The Sudbury Common Lands Charity was originally formed in 1897 and is now governed by the Charity Commissioners Scheme, dated 14 May 1987.

The primary objective of the Scheme is to manage the lands, property and fishing rights belonging to the charity; to be used for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

In particular the Trustees are required to manage any grazing land so as to protect and preserve it in its natural state as grazing land for the general benefit of the inhabitants of the town of Sudbury.

Subject to the approval of the Commissioners the Trustees may acquire land and buildings for appropriation and defray the cost of such acquisition out of the capital or income of the charity.

After payment of proper costs, charges and expenses associated with the management of the charity the Trustees shall apply the remainder of the income of the charity to Freeman in need, the Sudbury Freeman's Trust, the Sudbury Municipal Charities and for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

SUDBURY COMMON LANDS CHARITY DEVELOPMENT

SCLC was formed under its present Scheme in 1987. This was triggered by the sale of Harp Close Meadow for £850,000. In the early days the charity enjoyed a large surplus of income over expenditure due to the high interest rates at the time.

The charity expanded rapidly. SCLC acquired land, property and farm equipment and recruited 2 rangers to look after its estate. As investment returns have fallen additional income has been generated through working closely with local councils using our rangers to manage the lands outlined below and ensuring income and expenditure match.

Acquired:

1994 The Christopher Centre
1998 Wardman meadows
2001 Grove Cottage
2013 Guilford meadow

Managed:

1990 The Croft
1990 Mill Acre
1994 Walters meadow
1995 to 2012 Guilford meadow
1996 Friars meadow
1996 Kone Vale
1996 Cornard riverside
1996 Valley Trail – Kingfisher to Ballingdon
2009 Cornard Country Park
2012 Valley Trail – Ballingdon to Rodbridge
2018 Shawlands
2020 Stevensons Centre field and associated areas
2020 Great Cornard Village Green
2020 Stacy Ardley Fields

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2023**

RISK MANAGEMENT

The trustees have considered and reviewed the major risks to which the charity is exposed. We have established systems and procedures to manage those risks.

The trustees consider the major operational risk to be the safety and wellbeing of the rangers, charity volunteers and members of the public using the estate. Appropriate training is given to staff and volunteers. SCLC has an ongoing Health and Safety Program overseen by NFU with regular updates.

Notices are placed throughout the estate warning members of the public of the risks when using the open access areas with animals.

The major financial risk is the volatility of investment income. This is reviewed annually with the investment advisors.

Government grants and local government projects are likely to be affected by current inflationary pressures in the country.

PUBLIC BENEFIT

The major benefit is to the people of Sudbury who have enjoyed access to the Common Lands continuously for at least 900 years. The purpose of SCLC is to manage these lands today and create a secure foundation for the future.

A regular program of walks and lectures is organized by the ranger for a wide range of interested parties, including schools and societies.

The majority of the land owned by SCLC is a local nature reserve and has been designated as a County Wildlife Site in recognition of extensive ongoing ecological and environmental work.

Grants made to Sudbury Municipal Charities and to Sudbury Freeman's Trust enable assistance to be given to aged and needy individuals in Sudbury.

SCLC owns the Christopher Centre which operates as a separate charity (Registered Charity No.112942). It provides offices and meeting rooms for local charities and organisations in the town.

FINANCIAL REVIEW

The financial statements comply with the Charities Trust Deed, the Charities Act 2011 and the Charities SORP (FRS 102). Accounting policies are detailed in note 1 to the Financial Statements.

The Trustees recognise their responsibilities in preparing these accounts, to

- Select and implement suitable accounting policies
- Ensure judgement is reasonable and prudent
- Prepare accounts on an ongoing basis
- Ensure the accuracy and transparency of records
- Safeguard the assets of the charity
- Prevent and detect fraud and other irregularities
- Comply with the above law and regulations

The Trustees financial policy is to break even on the annual income and expenditure account and to fund development from gifts and bequests from the community.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2023**

The Trustees' policy on reserves is to ensure that they are sufficient to meet the short-term running costs and to secure the long-term existence of the Charity.

A second requirement is to continue the successful development of SCLC by acquiring land, buildings and equipment suitable for our purpose as and when the opportunity occurs. A fund is being established from gifts and bequests for this purpose.

SUMMARY OF ACHIEVEMENTS AND PERFORMANCE

There were changes in staffing during the year. The Assistant Ranger left in August and the Senior Ranger at the end of September, both securing employment nearer their homes thus saving time and money on commuting. The first advertisement for Assistant Ranger had a very limited response with no suitable candidates for interview. The terms and conditions were altered from a 40 hour week to a 37 hour week, an increase in salaries with annual progression, and an increase in pension payments if requested. We also changed the job titles to Ranger and Senior Ranger. After two more interview rounds, we appointed a Trainee Senior Ranger and Ranger from the same interview panel. They started employment in January 2024.

In October Adrian the Clerk informed the Trustees he would be retiring completely at the end of June 2024. On behalf of the Trustees, I would like to thank him for his wonderful service to the Trustees for 31 years as a Ranger and 34 years as Clerk. He will be sorely missed but has said he will still be available to provide answers to queries when required.

The Chairman has continued in post and another Trustee appointed Vice Chairman. The Chairman will have completed his term of office in March 2024 and will be replaced by the Vice Chairman and another Vice Chairman appointed at the Annual General Meeting. Freeman Chris Wheeler resigned as a Trustee during the year and the Trustees thank him for his long service and are grateful for all the wise advice he provided. The Freeman have provided two new Trustees to complete their allocated numbers for the SCLC Trustees.

Due to the fact there were no Rangers during the period October-December Adrian Walters the Clerk (retired Ranger/Clerk) agreed to provide cover as far as was possible with one person and had his salary increased accordingly. The volunteers stepped up to help with contract work and volunteer days. The bin emptying under Sudbury Town and Babergh District Councils was also undertaken by a team of volunteers and the Trustees thank both Adrian and the volunteers for stepping in to ensure all necessary work was done. At the end of the year the volunteer group had expanded with new members joining the team.

Financially the Charity has coped reasonably well in the difficult financial climate. When the large bequest received in 2022 is discounted the receipts were maintained due to an increase in the investment income and because there was no major capital expenditure. The expected increase in the deficit in the Estate expenditure was minimal due to the increase in the investment income and having two staff vacancies for a while. There is likely to be a larger deficit in 2024 due to salary increases and the ceasing of a small contract with Cornard Parish Council (This contract was not profitable for the SCLC and was grounds maintenance rather than countryside management). Any deficit should be covered by investment income providing the UK economy recovers. Overall, the Charity's Finances remain satisfactory.

On the Estate the Avian Flu epidemic has subsided and the bird life on the riverside does not appear to have suffered too much. In general, the diversity of the wildlife continues to improve although the orchids have again been affected by the very dry Spring but there are signs that this may change with the wet weather we have had during the Autumn and winter. However, the Deptford Pink and Lesser Calamint are doing well, and the tiny Harebell colony has expanded.

SUDBURY COMMON LANDS CHARITY**TRUSTEES' REPORT (CONTINUED)**
YEAR ENDED 31 DECEMBER 2023

The cattle were provided by one grazier again this year. He did however have to remove them as a matter of urgency due to the storms at the end of October which severely flooded the Common Lands. There was

however no flooding of the town, and this shows how effective the floodplain of the Common Lands is as a valuable asset in protecting the town. As ever work was carried out to keep the fencing secure.

Water voles are still present as are otters. Owls are still using nest boxes and the Cetti's Warbler is now an all-year resident. Red Kite and Buzzards are regularly seen. There have also been sightings of a female Goosander, a Water Rail, Raven, Yellow Wagtail and Great White Egret. As well as a badger we now also have a fox frequenting the Depot. Hares are a regular sighting on the Wardman Meadows.

Following the resignations of the two Rangers some of the winter work programme was behind schedule. Having said this the waterlogged meadows could not be accessed without adversely affecting the flora and fauna.

Peter Fulcher
On behalf of the Trustees

19 April 2024

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SUDBURY COMMON LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>Notes</u>	<u>Unrestricted funds</u>	<u>Designated funds</u>	<u>Restricted funds</u>	<u>2023 Total funds</u>	<u>2022 Total funds</u>
		£	£	£	£	£
INCOMING RESOURCES						
Investment Income	2	43,650	-	-	43,650	34,621
Estate Income	3	62,196	-	-	62,196	59,074
Christopher Centre	4	16,653	-	-	16,653	16,089
Grove Cottage Rent		9,350	-	-	9,350	10,200
Grants and Donations	5	2,950	-	-	2,950	214,865
Sundry Income	6	<u>6,999</u>	<u>-</u>	<u>-</u>	<u>6,999</u>	<u>6,304</u>
		<u>141,798</u>	<u>-</u>	<u>-</u>	<u>141,798</u>	<u>341,153</u>
RESOURCES EXPENDED						
Christopher Centre	7	9,520	-	-	9,520	7,659
Grove Cottage	8	12,573	-	-	12,573	4,701
Estate Management	9	72,000	-	-	72,000	76,552
Charity Management	10	57,937	-	-	57,937	43,324
Grants	11	4,000	-	-	4,000	3,750
Obligatory Disbursements	12	<u>1,350</u>	<u>-</u>	<u>-</u>	<u>1,350</u>	<u>2,358</u>
		<u>157,380</u>	<u>-</u>	<u>-</u>	<u>157,380</u>	<u>138,344</u>
Net Incoming/(Outgoing) Resources		(15,582)	-	-	(15,582)	202,809
Transfer between funds		-	-	-	-	-
Gains and (Losses) on Investment Assets		<u>-</u>	<u>-</u>	<u>101,129</u>	<u>101,129</u>	<u>(224,422)</u>
Net Movement in Funds		(15,582)	-	101,129	85,547	(21,613)
Total Funds Brought Forward		<u>127,366</u>	<u>322,691</u>	<u>1,731,369</u>	<u>2,181,426</u>	<u>2,203,039</u>
		<u>111,784</u>	<u>322,691</u>	<u>1,832,498</u>	<u>2,266,973</u>	<u>2,181,426</u>

SUDBURY COMMON LANDS CHARITY

**BALANCE SHEET
31 DECEMBER 2023**

	<u>Notes</u>	<u>2023</u>	<u>2022</u>
		£	£
FIXED ASSETS			
Tangible Assets	13	530,096	541,731
Investments	14	<u>1,615,174</u>	<u>1,454,077</u>
		2,145,270	1,995,808
CURRENT ASSETS			
Stock of Books		1,998	2,055
Prepaid expenses		-	-
Cash at Bank and in Hand:			
Current Account		12,121	12,584
Premium Account		58,238	129,632
Quilter Plc		<u>59,182</u>	<u>50,859</u>
CURRENT LIABILITIES			
Creditors:	15	(9,836)	(9,512)
		<u>121,703</u>	<u>185,618</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,266,973</u>	<u>2,181,426</u>
Represented by:			
FUNDS	16		
Unrestricted Income Fund		111,784	127,366
Designated Capital Fund		<u>322,691</u>	<u>322,691</u>
Total Unrestricted Funds		434,475	450,057
Restricted Funds		<u>1,832,498</u>	<u>1,731,369</u>
NET FUNDS	17	<u>2,266,973</u>	<u>2,181,426</u>

Approved by the Trustees on 19 April 2024 and signed on their behalf by:

P Fulcher – Trustee

M Berkouwer - Trustee

SUDBURY COMMON LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2023**

1 ACCOUNTING POLICIES

Basis of accounting

These financial statements have been prepared under the historical cost convention as modified by the inclusion of investments at market value and in accordance with the provisions of the Statement of Recommended Practice (FRS 102) – Accounting and Reporting by Charities, the Charities Act and relevant accounting standards.

Freehold property

Freehold property comprising The Christopher Centre, The Wardman Meadows and Grove Cottage is shown at cost. No provision is made for depreciation of this freehold property as explained in Note 13(a) on page 15 of these financial statements.

Valuation of investments

The Charity's quoted investments are stated in the balance sheet at market value as recommended by the SORP. The effect of including unrealised gains or losses is shown in Note 16.

Disposal of investments and land

Any surplus or deficits arising on the disposal of the Charity's quoted investments, Common Lands or freehold property are treated as increases/decreases in the restricted Funds of the Charity and are not included in the determination of the Charity's net incoming (or outgoing) resources for any accounting period, as explained in Note 17 to these financial statements.

Depreciation

Depreciation is provided on plant and machinery and motor vehicles by annual instalments over their estimated useful lives, at a rate of 25% on a reducing balance basis.

Lands owned and administered by the Charity

The basis of accounting for the lands owned and administered by the Charity is explained in Note 13(b) to these financial statements.

Restricted and unrestricted funds

The nature of these funds, within the meaning of the SORP so far as the Charity is concerned, is explained in Note 17 to these financial statements.

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2023****1 ACCOUNTING POLICIES (CONTINUED)****Investment Income**

Investment income is included when receivable. Tax credits relating to such income are accrued for by reference to the period when the income to which the credit relates was recognised.

Grant Income

The Charity receives grant income from time to time in relation to works undertaken on its land. The grant income is released to the profit and loss account as the expenditure to which it relates is incurred.

Allocation of Payments

The Trustees decide the most appropriate heading, within the “Resources Expended” section on page 7, under which each individual expenditure type should be included.

Realised and Unrealised Gains (Losses) on Investments

- (a) Realised gains (losses) represents the excess (deficiency) of sale proceeds over the valuation of the investment at the previous year end.
- (b) Unrealised gains (losses) represents the excess (deficiency) of the valuation of the investments at the year end over the previous year end or, where the investment was purchased during the year, over cost.

Hire Purchase Agreements

Assets held under hire purchase agreements are capitalised and disclosed under tangible fixed assets at their fair value. The capital element of the future payments is treated as a liability and the interest is charged to the profit and loss account on a straight-line basis where appropriate.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2023 (CONTINUED)

2. INVESTMENT INCOME

	<u>2023</u>	<u>2022</u>
	£	£
Fixed Interest	11,094	5,105
Equities	29,941	29,069
Bank Deposit Accounts	<u>2,615</u>	<u>447</u>
	<u>43,650</u>	<u>34,621</u>

3. ESTATE INCOME

RANGER SERVICES (CONTRACTS)

Sudbury Town Council	7,948	7,220
Babergh District Council Ranger and Amenity Service	26,422	24,870
Cornard Parish Council	13,039	11,961

RANGER SERVICES (INCIDENTAL)

Bloc Management – Grassland Management	-	335
Babergh – Bin Bags	-	-

GRASSLAND

Grazing income	2,000	2,000
ELS/HLS	12,619	12,619

OTHER ESTATE INCOME

Wayleaves	69	69
Brundon Lane Maintenance	72	-
Mills – Electrical Fence Provision	<u>27</u>	<u>-</u>
	<u>62,196</u>	<u>59,074</u>

SUDBURY COMMON LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2023

	<u>2022</u> £	<u>2021</u> £
4. CHRISTOPHER CENTRE		
Rent	16,100	15,817
Insurance	<u>553</u>	<u>272</u>
	<u>16,653</u>	<u>16,089</u>
5. GRANTS & DONATIONS		
<u>Unrestricted Income Funds</u>		
Just Giving and Other Donations	<u>2,950</u>	<u>3,258</u>
<u>Designated Income Funds</u>		
Donation	-	5,000
Legacy	<u>-</u>	<u>206,607</u>
	<u>-</u>	<u>211,607</u>

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS**
YEAR TO 31 DECEMBER 2023 (CONTINUED)

6. SUNDRY INCOME	<u>2023</u>	<u>2022</u>
	£	£
Sudbury Freeman's Society	675	675
Sudbury Municipal Charities	500	500
NIC Rebate	4,929	4,929
Book Sales	120	150
Other income	<u>775</u>	<u>59</u>
	<u>6,999</u>	<u>6,304</u>
The Sudbury Freeman's Society pay SCLC a turning on fee which is 50% of the grazing rights (note 12).		
7. CHRISTOPHER CENTRE EXPENDITURE		
Rent	5,241	4,869
Insurance	3,559	2,790
Birchall Steel Lease Advice	<u>720</u>	<u>-</u>
	<u>9,520</u>	<u>7,659</u>
8. GROVE COTTAGE EXPENDITURE		
Insurance	665	444
Repairs and Miscellaneous	<u>11,909</u>	<u>4,257</u>
	<u>12,573</u>	<u>4,701</u>
9. ESTATE MANAGEMENT		
Land Management Expenses	17,678	19,561
Insurance and Tax	1,801	3,292
Ranger Salaries	38,477	49,938
Land Rover Running Expenses	2,409	1,967
Equipment	-	1,156
Depreciation of Tangible Fixed Assets	11,635	15,442
Disposal of Asset	<u>-</u>	<u>(14,804)</u>
	<u>72,000</u>	<u>76,552</u>

The Estate Management Committee advises the Trustees on the management of all lands owned by the Charity and lands managed on a contractual basis for other organisations. Ongoing works include rotational ditch and pond clearance, coppicing, pollarding and other tree management, replacement and repair of stock fencing and general maintenance of land for amenity and/or wildlife habitat.

SUDBURY COMMON LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2023 (CONTINUED)

10. MANAGEMENT AND ADMINISTRATION OF THE CHARITY

	<u>2023</u>	<u>2022</u>
	£	£
Investment Management Fees	11,852	11,529
Administration	8,534	3,422
Clerk	31,789	22,834
Independent Examiner and Accountancy	3,150	3,150
Insurance	<u>2,555</u>	<u>2,389</u>
	<u>57,937</u>	<u>43,324</u>

11. GRANTS PAID

Sudbury Municipal Charities	4,000	3,750
	<u>4,000</u>	<u>3,750</u>

12. OBLIGATORY DISBURSEMENTS

Sudbury Freeman's Society	1,350	1,350
Sudbury Freeman's Trust	<u>-</u>	<u>1,008</u>
	<u>1,350</u>	<u>2,358</u>

The freemen receive grazing income on the historic lands in lieu of taking up their rights.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2023

13. TANGIBLE FIXED ASSETS

	Freehold Land and Property £	Plant, Equipment and vehicle £	Total £
Cost (see note 1)			
At 1 January 2023	495,193	78,077	573,270
Additions	-	-	-
Disposals	-	-	-
	<u> </u>	<u> </u>	<u> </u>
At 31 December 2023	<u>495,193</u>	<u>78,077</u>	<u>573,270</u>
Depreciation			
At 1 January 2023	-	31,539	31,539
Charge for Year	-	11,635	11,635
Disposals	-	-	-
	<u> </u>	<u> </u>	<u> </u>
At 31 December 2023	<u>-</u>	<u>43,174</u>	<u>43,174</u>
Net Book Values			
At 31 December 2023	<u>495,193</u>	<u>34,903</u>	<u>530,096</u>
At 1 January 2023	<u>495,193</u>	<u>46,538</u>	<u>541,731</u>

- (a) Freehold land and property comprises The Christopher Centre (a converted public house in Gainsborough Street, Sudbury, which was acquired in 1992 at a cost totalling £160,287), 40 acres of grazing land, known as The Wardman Meadows (purchased in November 1998 for an amount of £132,501 plus costs of £243) and Grove Cottage (acquired by the Charity during 2001 at a cost of £155,000 plus associated costs of £1,475).

The Christopher Centre was originally let to Sudbury and District Volunteer Centre (now renamed The Christopher Centre registered charity number 1120942) under a lease dated 5 July 1993, at a rent of £10,000 per annum. The term of the lease has been extended to 4 July 2024 and rent is currently payable at £14,000 per annum. The building is not depreciated as the Trustees believe that due to the refurbishment work undertaken its value is substantially greater than cost and its residual value is not likely to be less than cost.

Within Freehold Land and Property is £45,687 Capital improvements relating to the renovation and refurbishment of the Grove Cottage property which as it reflects the increase in value of the property is not depreciated.

14 acres of grazing land known as Guilford Meadow was acquired in January 2016 through a Section 106 provision of the Town and Country Planning Act 1990 whereby the land was transferred by developers of related property to the charity at nil cost.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2023

- (b) The Common Lands owned and administered by Sudbury Common Lands Charity as per Sudbury Common Lands Charity Scheme constituted on 14 May 1987 are as follows:

<u>Approx area (acres)</u>	<u>Description of land</u>
23.27	Great and Little Fullingpit Meadow
45.47	North Meadow (including Brundon Lane Spinney)
10.79	Kings Marsh Part 1
8.05	Kings Marsh Part 2
22.88	Freemen's Great and Little Commons
2.81	Coote's Meadow Part 1
1.87	Coote's Meadow Part 2

There is no cost value attributable to the Common Lands held by the Charity since constitution and there is no applicable market value to any of the land because of the status of the lands as Common Lands.

In addition to the Common Lands described above, the Charity also owns and administers The Wardman Meadow which was purchased 6th November 1998 (covering an approx. area of 39.29 acres) and Guilford Meadow which was acquired in January 2016 (covering an approx. area of 12.58 acres).

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2023

14. QUOTED INVESTMENTS

The charity's investments are managed by Quilter Plc to whom day to day administration of the investments has been delegated by the trustees. No one investment constitutes more than 15% of the charity's assets.

15. CREDITORS:

	<u>2023</u>	<u>2022</u>
	£	£
Accruals	6,013	5,869
Deferred Income	<u>3,823</u>	<u>3,643</u>
	<u>9,836</u>	<u>9,512</u>

Deferred income comprises of £3,823 Christopher Centre rents received in advance.

16. RECONCILIATION OF MOVEMENT IN NET FUNDS

	<u>Restricted</u>	<u>Unrestricted</u>	<u>Designated</u>	<u>Total</u>
	<u>Funds</u>	<u>Income Funds</u>	<u>Funds</u>	<u>Total</u>
	£	£	£	£
Net Incoming/ (Outgoing) Resources before Other Recognised Gains and Losses (page 7)	-	(15,582)	-	(15,582)
Realised Gains/ (Losses) on Investments	(473)	-	-	(473)
Unrealised Gains/ (Losses) on Investments	101,602	-	-	101,602
FUNDS BROUGHT FORWARD				
AT 01 JANUARY 2023	<u>1,731,369</u>	<u>127,366</u>	<u>322,691</u>	<u>2,181,426</u>
FUNDS CARRIED FORWARD				
AT 31 DECEMBER 2023	<u>1,832,498</u>	<u>111,784</u>	<u>322,691</u>	<u>2,266,974</u>

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**
YEAR TO 31 DECEMBER 2023**17. RESTRICTED AND UNRESTRICTED FUNDS**

By virtue of Paragraph 1 of the Scheme established to regulate the Charity, the Trustees consider that all the assets described in the Charity document constitute the restricted funds of the Charity and must be retained under their administration and management. The Trustees consider these funds to represent an expendable endowment in accordance with the SORP.

The income of the Charity each year, to the extent it has not been expended in accordance with Paragraphs 26 and 27 of the Scheme, is carried forward as unrestricted funds for disbursement in accordance with Paragraphs 26 and 27 in future years.

As at 31 December 2022 there is a balance of £19,807 remaining on the A R Wheeler Equipment Replacement Fund. This represents the balance remaining from a legacy totalling £54,750 received from Mr A R Wheeler and designated by the Trustees as an equipment replacement fund for use when required for that purpose.

In 2016, 14 acres of grazing land known as Guilford Meadow was acquired. In relation to this a grant of £10,031 was received from Babergh District Council for various works to be carried out to the meadowland. It is the conclusion of the Trustees that this amount represents a designated fund and should be treated accordingly.

During year ended 31 December 2019 the Charity received £18,746 as a legacy from Mrs Green and £7,000 from The Essex Trust which in accordance with the policy of establishing a designated fund for development from bequests and gifts (as outlined in the Trustees' Report) has been recognised as part of designated funds. The same designation was made regarding funds received in the year ended 31 December 2018 of £15,000 from The Essex Trust and a £20,000 legacy from Mrs Murdoch and also in the year ended 31 December 2017 the Charity received £2,500 from Ecclesiastical Insurance. In 2020 the Charity received an additional £18,000 from The Essex Trust, this is the final year of that Charity.

During the year ended 31 December 2022 the charity received a further £5,000 donation from Mrs S Fuller and a legacy of £206,607 from Mrs Jean Moscrop (Freeman). The Trustees have designated these amounts as part of the fund for development as with previous donations and bequests as outlined above.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2023

17. RESTRICTED AND UNRESTRICTED FUNDS (CONTINUED)

The restricted and unrestricted funds of the Charity are determined to be as follows:

	Restricted <u>Funds</u> Endowment - Expendable £	Unrestricted <u>Funds</u> £	Designated <u>Funds</u> £	<u>Total</u> £
Assets of the Charity at time of its Constitution on 14 May 1987:				
Investments, at Cost	14,743	8,000	-	22,743
Harp Close Meadow, at Selling Price	850,000	-	-	850,000
Cash at bank	<u>6,204</u>	<u>-</u>	<u>-</u>	<u>6,204</u>
	870,947	8,000	-	878,947
Add: Net Realised and Unrealised Gains on Investments to 31 December 2023	961,551	-	-	961,551
A R Wheeler fund (net of amounts invested in equipment)	-	-	19,807	19,807
Guilford Meadow Grant	-	-	10,031	10,031
Ecclesiastical Insurance	-	-	2,500	2,500
The Essex Trust	-	-	33,000	33,000
Mrs Murdoch Legacy	-	-	20,000	20,000
Mrs Green Legacy	-	-	25,746	25,746
Mrs S Fuller	-	-	5,000	5,000
Mrs J Moscrop Legacy	-	-	206,607	206,607
Accumulated Surpluses on And transfers to Unrestricted Funds to 31 December 2023	<u>-</u>	<u>103,784</u>	<u>-</u>	<u>103,784</u>
Balances at 31 December 2023	<u>1,832,498</u>	<u>111,784</u>	<u>322,691</u>	<u>2,266,973</u>

REPRESENTED BY

Land and Property	495,193			495,193
Equipment etc	34,903			34,903
Investments	1,292,483		322,691	1,615,174
Stock		1,998		1,998
Cash and bank balances	<u>9,919</u>	<u>119,622</u>	<u>-</u>	<u>129,541</u>
	1,832,498	121,620	322,691	2,276,809
Less: Liabilities	<u>9,836</u>	<u>9,836</u>		<u>9,836</u>
	<u>1,832,498</u>	<u>111,784</u>	<u>322,691</u>	<u>2,266,973</u>

18. TRANSACTIONS WITH TRUSTEES

The Trustees received no remuneration or payment of expenses.

SUDBURY COMMON LANDS CHARITY

Registered Number: 212222

Independent Examiner's Report to the Trustees of Sudbury Common Lands Charity.

I report on the accounts of the Charity for the year ended 31 December 2023 which are set out on pages 6 to 19.

Respective Responsibilities of Trustees and Examiner

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 144 (2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 145 of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 41 of the Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

have not been met ; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Matthew M Wilkinson FCA
Moore Green
Chartered Accountants

22 Friars Street
 Sudbury
 Suffolk
 CO10 2AA

Dated 19 April 2024

Accounts

SUDBURY COMMON LANDS CHARITY

**ACCOUNTS
31 DECEMBER 2022**

**MOORE GREEN
CHARTERED ACCOUNTANTS
SUDBURY SUFFOLK**

SUDBURY COMMON LANDS CHARITY

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31 DECEMBER 2022**

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SUDBURY COMMON LANDS CHARITY**CHARITY INFORMATION**

CLERK TO THE TRUSTEES
AND PRINCIPAL ADDRESS
OF THE CHARITY

A Walters Esq
The Christopher Centre
10 Gainsborough Street
Sudbury
Suffolk CO10 2EU

RANGER

N Shimwell Esq

ASSISTANT RANGER

J Cresswell Esq

BANKERS

Barclays Bank Plc
35 Market Hill
Sudbury
Suffolk CO10 2EP

INDEPENDENT EXAMINERS

Moore Green
22 Friars Street
Sudbury
Suffolk CO10 2AA

INVESTMENT MANAGERS

Quilter Plc
One Kingsway
London WC2B 6AN

REGISTERED CHARITY NUMBER

212222

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT **YEAR ENDED 31 DECEMBER 2022**

TRUSTEES

The Trustees of the Charity are the same as those of the Sudbury Municipal Charities (SMC) with the addition of up to four nominative trustees appointed by the Freeman.

At 31 December 2022 the Trustees (together with their current term of office) were as follows:

Representative Trustees

Mrs S Hobson (February 2022-2026)
K Robins (November 2022-2026)
R Bentley (February 2019-2023)
P Whiteley (Vice Chairman) (November 2019-2023)
Ms M Berkouwer (November 2020-2024)
D Dale (July 2022-2026)

Co-Optative Trustees

G Challacombe (November 2019-2024)
P Fulcher (Chairman) (July 2018-2023)
The Reverend R Titford, (February 2020-2025)
M Geddes (July 2022-2027)
R Kemsley (November 2021-2026)
Ms S-J Money (October 2019-2024)

Nominative (Freemen) Trustees

N Eley (July 2024)
C Wheeler (July 2024)
M Wheeler (July 2024)

On appointment new trustees sign a declaration committing them to giving of their time and expertise.

The trustees meet as a full committee four times a year, interspersed with meetings of the Finance committee and the Estates committee as required. Other sub committees may be formed from time to time.

The Trustees undertake an annual inspection program covering all the lands under SCLC management.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2022**

THE SCHEME

The riverside lands around Sudbury have been grazed continuously since they were first recorded by name in the late twelfth century. At that time Amicia de Clare granted rights to St John's Hospital, adjacent to Ballingdon bridge, to graze four cows and twenty sheep on Portmanscroft and Kingsmere. It is very likely that they were grazed before then.

Sudbury Common Lands Charity is the body currently charged with managing and conserving these lands for future generations.

The Sudbury Common Lands Charity was originally formed in 1897 and is now governed by the Charity Commissioners Scheme, dated 14 May 1987.

The primary objective of the Scheme is to manage the lands, property and fishing rights belonging to the charity; to be used for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

In particular the Trustees are required to manage any grazing land so as to protect and preserve it in its natural state as grazing land for the general benefit of the inhabitants of the town of Sudbury.

Subject to the approval of the Commissioners the Trustees may acquire land and buildings for appropriation and defray the cost of such acquisition out of the capital or income of the charity.

After payment of proper costs, charges and expenses associated with the management of the charity the Trustees shall apply the remainder of the income of the charity to Freemen in need, the Sudbury Freemen's Trust, the Sudbury Municipal Charities and for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

SUDBURY COMMON LANDS CHARITY DEVELOPMENT

SCLC was formed under its present Scheme in 1987. This was triggered by the sale of Harp Close Meadow for £850,000. In the early days the charity enjoyed a large surplus of income over expenditure due to the high interest rates at the time.

The charity expanded rapidly. SCLC acquired land, property and farm equipment and recruited 2 rangers to look after its estate. As investment returns have fallen additional income has been generated through working closely with local councils using our rangers to manage the lands outlined below and ensuring income and expenditure match.

Acquired:

1994 The Christopher Centre
1998 Wardman meadows
2001 Grove Cottage
2013 Guilford meadow

Managed:

1990 The Croft
1990 Mill Acre
1994 Walters meadow
1995 to 2012 Guilford meadow
1996 Friars meadow
1996 Kone Vale
1996 Cornard riverside
1996 Valley Trail – Kingfisher to Ballingdon
2009 Cornard Country Park
2012 Valley Trail – Ballingdon to Rodbridge
2018 Shawlands
2020 Stevensons Centre field and associated areas
2020 Great Cornard Village Green
2020 Stacy Ardley Fields

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2022**

RISK MANAGEMENT

The trustees have considered and reviewed the major risks to which the charity is exposed. We have established systems and procedures to manage those risks.

The trustees consider the major operational risk to be the safety and wellbeing of the rangers, charity volunteers and members of the public using the estate. Appropriate training is given to staff and volunteers. SCLC has an ongoing Health and Safety Program overseen by NFU with regular updates.

Notices are placed throughout the estate warning members of the public of the risks when using the open access areas with animals.

The major financial risk is the volatility of investment income. This is reviewed annually with the investment advisors.

Government grants and local government projects are likely to be affected by current inflationary pressures in the country.

PUBLIC BENEFIT

The major benefit is to the people of Sudbury who have enjoyed access to the Common Lands continuously for at least 900 years. The purpose of SCLC is to manage these lands today and create a secure foundation for the future.

A regular program of walks and lectures is organized by the ranger for a wide range of interested parties, including schools and societies.

The majority of the land owned by SCLC is a local nature reserve and has been designated as a County Wildlife Site in recognition of extensive ongoing ecological and environmental work.

Grants made to Sudbury Municipal Charities and to Sudbury Freeman's Trust enable assistance to be given to aged and needy individuals in Sudbury.

SCLC owns the Christopher Centre which operates as a separate charity (Registered Charity No.112942). It provides offices and meeting rooms for local charities and organisations in the town.

FINANCIAL REVIEW

The financial statements comply with the Charities Trust Deed, the Charities Act 2011 and the Charities SORP (FRS 102). Accounting policies are detailed in note 1 to the Financial Statements.

The Trustees recognise their responsibilities in preparing these accounts, to

- Select and implement suitable accounting policies
- Ensure judgement is reasonable and prudent
- Prepare accounts on an ongoing basis
- Ensure the accuracy and transparency of records
- Safeguard the assets of the charity
- Prevent and detect fraud and other irregularities
- Comply with the above law and regulations

The Trustees financial policy is to break even on the annual income and expenditure account and to fund development from gifts and bequests from the community.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2022**

The Trustees' policy on reserves is to ensure that they are sufficient to meet the short-term running costs and to secure the long-term existence of the Charity.

A second requirement is to continue the successful development of SCLC by acquiring land, buildings and equipment suitable for our purpose as and when the opportunity occurs. A fund is being established from gifts and bequests for this purpose.

SUMMARY OF ACHIEVEMENTS AND PERFORMANCE

There were no changes in staffing during the year. Work was carried out at the Depot completing water supply and providing a composting toilet. The latter was provided through a grant and volunteers helped the Ranger staff to erect the toilet. These have both enhanced the facilities for the staff. The provision of an electricity supply was investigated but was not viable. Rechargeable battery lights have been provided. All contracts, apart from one very small one which the Trustees do not consider worthwhile, have been continued for next year. The Charity thank the Rangers, Clerk and volunteers for their work throughout the year.

The Chairman and Vice Chairman have continued in post. The Vice Chairman has indicated that he will be stepping down in 2023 so a new Vice Chairman will be required. It is with regret I have to report that one of the Freeman Trustees Andy Grimwood died during the year. He was a much valued and long serving Trustee.

The working practices have mainly returned to pre-Covid arrangements and volunteer tasks have been reinstated. At the end of the year the volunteer group had expanded with new volunteers joining.

Financially the Charity has coped reasonably well in the difficult financial climate. Along with several donations, one a significant bequeath from the estate of the late Mrs J Moscrop. Half of this bequest has been reinvested but some was used on the purchase of a new tractor to replace the existing one which was becoming unreliable. Another substantial donation was received from Mrs S Fuller along with several other donations during the year. There is a deficit in the Estate expenditure but due to the increase in the cost of living this is likely to be higher in 2023 due to salary increases. These can be covered by use of dividend income. Overall, the Charity's Finances remain satisfactory.

On the Estate the Avian Flu epidemic affected the bird life on the Common Lands and in particular the Swans. The Town Council helped by setting up a reporting hotline and the District Council disposed of the carcasses. The Rangers were busy responding to the Town Council hotline and assisting the District Council in removing them. Once again, the Charity thank the Rangers for the way they manage this distressing and unpleasant task. In general the diversity of the wildlife continues to improve although the orchids have been badly affected by the very dry year. However, the Deptford Pink is still doing well.

The grazing was provided by one grazier this year. He put smaller cattle on the Common Lands and due to the problems in the previous year stock densities were reduced. With the smaller cattle even with the dry season the meadows were not over grazed, and the densities will be adjusted again next year in consultation with the grazier and dependent on the size of the stock. As ever work was carried out to keep the fencing secure.

Water voles are still present as were otters. Owls are still using nest boxes and the Cetti's Warbler is now an all-year resident. Red Kite and Buzzards are regularly seen. There have also been sightings of a female Goosander, a Water Rail, Raven and Yellow Wagtail. As well as a badger we now also have a fox frequenting the Depot. Hares are a regular sighting on the Wardman Meadows.

SUDBURY COMMON LANDS CHARITY**TRUSTEES' REPORT (CONTINUED)**
YEAR ENDED 31 DECEMBER 2022

The professionalism of the Rangers continues to ensure the Charity keeps improving the land in its management under difficult circumstances and I wish to thank them for this and the volunteers for all their work.

The Common Lands have continued to be well utilised extensively to help people with their general wellbeing and exercising their dogs. This shows how important the work of the Charity is for the wellbeing of the people of Sudbury and the surrounding areas. I would also like to thank the Clerk for his help and experience in making this year as Chairmanship easier.

Peter Fulcher
On behalf of the Trustees

5 May 2023
..... *

SUDBURY COMMON LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Notes</u>	<u>Unrestricted funds</u>	<u>Designated funds</u>	<u>Restricted funds</u>	<u>2022 Total funds</u>	<u>2021 Total funds</u>
		£	£	£	£	£
INCOMING RESOURCES						
Investment Income	2	34,621	-	-	34,621	30,152
Estate Income	3	59,074	-	-	59,074	58,998
Christopher Centre	4	16,089	-	-	16,089	16,457
Grove Cottage Rent		10,200	-	-	10,200	10,200
Grants and Donations	5	3,258	211,607	-	214,865	1,750
Sundry Income	6	<u>6,304</u>	<u>-</u>	<u>-</u>	<u>6,304</u>	<u>4,812</u>
		<u>129,546</u>	<u>211,607</u>	<u>-</u>	<u>341,153</u>	<u>122,369</u>
RESOURCES EXPENDED						
Christopher Centre	7	7,659	-	-	7,659	7,860
Grove Cottage	8	4,701	-	-	4,701	912
Estate Management	9	76,552	-	-	76,552	62,547
Charity Management	10	43,324	-	-	43,324	43,687
Grants	11	3,750	-	-	3,750	4,250
Obligatory Disbursements	12	<u>2,358</u>	<u>-</u>	<u>-</u>	<u>2,358</u>	<u>2,070</u>
		<u>138,344</u>	<u>-</u>	<u>-</u>	<u>138,344</u>	<u>121,326</u>
Net Incoming/(Outgoing) Resources		(8,798)	211,607	-	202,809	1,043
Transfer between funds		-	-	-	-	-
Gains and (Losses) on Investment Assets		<u>-</u>	<u>-</u>	<u>(224,422)</u>	<u>(224,422)</u>	<u>139,788</u>
Net Movement in Funds		(8,798)	211,607	(224,422)	(21,613)	140,831
Total Funds Brought Forward		<u>136,164</u>	<u>111,084</u>	<u>1,955,791</u>	<u>2,203,039</u>	<u>2,062,208</u>
		<u>127,366</u>	<u>322,691</u>	<u>1,731,369</u>	<u>2,181,426</u>	<u>2,203,039</u>

SUDBURY COMMON LANDS CHARITY

**BALANCE SHEET
31 DECEMBER 2022**

	<u>Notes</u>	<u>2022</u>	<u>2021</u>
		£	£
FIXED ASSETS			
Tangible Assets	13	541,731	498,774
Investments	14	<u>1,454,077</u>	<u>1,584,455</u>
		1,995,808	2,083,229
CURRENT ASSETS			
Stock of Books		2,055	2,089
Prepaid expenses		-	4,897
Cash at Bank and in Hand:			
Current Account		12,584	19,984
Premium Account		129,632	45,573
Quilter Plc		<u>50,859</u>	<u>56,602</u>
CURRENT LIABILITIES			
Creditors:	15	(9,512)	(9,335)
		<u>185,618</u>	<u>119,810</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,181,426</u>	<u>2,203,039</u>
Represented by:			
FUNDS	16		
Unrestricted Income Fund		127,366	136,164
Designated Capital Fund		<u>322,691</u>	<u>111,084</u>
Total Unrestricted Funds		450,057	247,248
Restricted Funds		<u>1,731,369</u>	<u>1,955,791</u>
NET FUNDS	17	<u>2,181,426</u>	<u>2,203,039</u>

Approved by the Trustees on 5 May 2023 and signed on their behalf by:

P Fulcher – Trustee

M Berkouwer - Trustee

SUDBURY COMMON LANDS CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2022**

1 ACCOUNTING POLICIES

Basis of accounting

These financial statements have been prepared under the historical cost convention as modified by the inclusion of investments at market value and in accordance with the provisions of the Statement of Recommended Practice (FRS 102) – Accounting and Reporting by Charities, the Charities Act and relevant accounting standards.

Freehold property

Freehold property comprising The Christopher Centre, The Wardman Meadows and Grove Cottage is shown at cost. No provision is made for depreciation of this freehold property as explained in Note 13(a) on page 15 of these financial statements.

Valuation of investments

The Charity's quoted investments are stated in the balance sheet at market value as recommended by the SORP. The effect of including unrealised gains or losses is shown in Note 16.

Disposal of investments and land

Any surplus or deficits arising on the disposal of the Charity's quoted investments, Common Lands or freehold property are treated as increases/decreases in the restricted Funds of the Charity and are not included in the determination of the Charity's net incoming (or outgoing) resources for any accounting period, as explained in Note 17 to these financial statements.

Depreciation

Depreciation is provided on plant and machinery and motor vehicles by annual instalments over their estimated useful lives, at a rate of 25% on a reducing balance basis.

Lands owned and administered by the Charity

The basis of accounting for the lands owned and administered by the Charity is explained in Note 13(b) to these financial statements.

Restricted and unrestricted funds

The nature of these funds, within the meaning of the SORP so far as the Charity is concerned, is explained in Note 17 to these financial statements.

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2022****1 ACCOUNTING POLICIES (CONTINUED)****Investment Income**

Investment income is included when receivable. Tax credits relating to such income are accrued for by reference to the period when the income to which the credit relates was recognised.

Grant Income

The Charity receives grant income from time to time in relation to works undertaken on its land. The grant income is released to the profit and loss account as the expenditure to which it relates is incurred.

Allocation of Payments

The Trustees decide the most appropriate heading, within the “Resources Expended” section on page 7, under which each individual expenditure type should be included.

Realised and Unrealised Gains (Losses) on Investments

- (a) Realised gains (losses) represents the excess (deficiency) of sale proceeds over the valuation of the investment at the previous year end.
- (b) Unrealised gains (losses) represents the excess (deficiency) of the valuation of the investments at the year end over the previous year end or, where the investment was purchased during the year, over cost.

Hire Purchase Agreements

Assets held under hire purchase agreements are capitalised and disclosed under tangible fixed assets at their fair value. The capital element of the future payments is treated as a liability and the interest is charged to the profit and loss account on a straight-line basis where appropriate.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2022 (CONTINUED)

2. INVESTMENT INCOME

	<u>2022</u>	<u>2021</u>
	£	£
Fixed Interest	5,105	4,454
Equities	29,069	25,694
Bank Deposit Accounts	<u>447</u>	<u>4</u>
	<u>34,621</u>	<u>30,152</u>

3. ESTATE INCOME

RANGER SERVICES (CONTRACTS)

Sudbury Town Council	7,220	7,013
Babergh District Council Ranger and Amenity Service	24,870	24,715
Cornard Parish Council	11,961	11,937

RANGER SERVICES (INCIDENTAL)

Bloc Management – Grassland Management	335	300
Babergh – Bin Bags	-	249

GRASSLAND

Grazing income	2,000	2,000
ELS/HLS	12,619	12,619

OTHER ESTATE INCOME

Wayleaves	69	115
Suffolk County Council Walks Festival	<u>-</u>	<u>50</u>
	<u>59,074</u>	<u>58,998</u>

SUDBURY COMMON LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2022

	<u>2022</u> £	<u>2021</u> £
4. CHRISTOPHER CENTRE		
Rent	15,817	15,165
Insurance	<u>272</u>	<u>1,292</u>
	<u>16,089</u>	<u>16,457</u>
5. GRANTS & DONATIONS		
<u>Unrestricted Income Funds</u>		
Just Giving and Other Donations	<u>3,258</u>	<u>1,750</u>
<u>Designated Income Funds</u>		
Donation	5,000	-
Legacy	<u>206,607</u>	<u>-</u>
	<u>211,607</u>	<u>-</u>

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS**
YEAR TO 31 DECEMBER 2022 (CONTINUED)

6. SUNDRY INCOME	<u>2022</u>	<u>2021</u>
	£	£
Sudbury Freeman's Society	675	675
Sudbury Municipal Charities	500	500
NIC Rebate	4,920	3,432
Book Sales	150	205
Other income	<u>59</u>	<u>-</u>
	<u>6,304</u>	<u>4,812</u>

The Sudbury Freeman's Society pay SCLC a turning on fee which is 50% of the grazing rights (note 12).

7. CHRISTOPHER CENTRE EXPENDITURE

Rent	4,869	5,070
Insurance	<u>2,790</u>	<u>2,790</u>
	<u>7,659</u>	<u>7,860</u>

8. GROVE COTTAGE EXPENDITURE

Insurance	444	714
Repairs and Miscellaneous	<u>4,257</u>	<u>198</u>
	<u>4,701</u>	<u>912</u>

9. ESTATE MANAGEMENT

Land Management Expenses	19,561	11,586
Insurance and Tax	3,292	2,568
Ranger Salaries	49,938	43,287
Land Rover Running Expenses	1,967	2,612
Equipment	1,156	-
Depreciation of Tangible Fixed Assets	15,442	2,494
Disposal of Asset	<u>(14,804)</u>	<u>-</u>
	<u>76,552</u>	<u>62,547</u>

The Estate Management Committee advises the Trustees on the management of all lands owned by the Charity and lands managed on a contractual basis for other organisations. Ongoing works include rotational ditch and pond clearance, coppicing, pollarding and other tree management, replacement and repair of stock fencing and general maintenance of land for amenity and/or wildlife habitat.

SUDBURY COMMON LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2022 (CONTINUED)

10. MANAGEMENT AND ADMINISTRATION OF THE CHARITY

	<u>2022</u>	<u>2021</u>
	£	£
Investment Management Fees	11,529	11,843
Administration	3,422	4,566
Clerk	22,834	22,125
Independent Examiner and Accountancy	3,150	3,150
Insurance	<u>2,389</u>	<u>2,003</u>
	<u>43,324</u>	<u>43,687</u>

11. GRANTS PAID

Sudbury Municipal Charities	3,750	4,250
	<u>3,750</u>	<u>4,250</u>

12. OBLIGATORY DISBURSEMENTS

Sudbury Freeman's Society	1,350	1,350
Sudbury Freeman's Trust	<u>1,008</u>	<u>720</u>
	<u>2,358</u>	<u>2,070</u>

The freemen receive grazing income on the historic lands in lieu of taking up their rights.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2022

13. TANGIBLE FIXED ASSETS

	Freehold Land and Property £	Plant, Equipment and vehicle £	Total £
Cost (see note 1)			
At 1 January 2022	491,365	50,553	541,918
Additions	3,828	56,767	60,595
Disposals		(29,243)	(29,243)
	<u> </u>	<u> </u>	<u> </u>
At 31 December 2022	<u>495,193</u>	<u>78,077</u>	<u>573,270</u>
Depreciation			
At 1 January 2022	-	43,144	43,144
Charge for Year	-	15,442	15,442
Disposals		(27,047)	(27,047)
	<u> </u>	<u> </u>	<u> </u>
At 31 December 2022	<u>-</u>	<u>31,539</u>	<u>31,539</u>
Net Book Values			
At 31 December 2022	<u>495,193</u>	<u>46,538</u>	<u>541,731</u>
At 1 January 2022	<u>491,365</u>	<u>7,409</u>	<u>498,774</u>

- (a) Freehold land and property comprises The Christopher Centre (a converted public house in Gainsborough Street, Sudbury, which was acquired in 1992 at a cost totalling £160,287), 40 acres of grazing land, known as The Wardman Meadows (purchased in November 1998 for an amount of £132,501 plus costs of £243) and Grove Cottage (acquired by the Charity during 2001 at a cost of £155,000 plus associated costs of £1,475).

The Christopher Centre was originally let to Sudbury and District Volunteer Centre (now renamed The Christopher Centre registered charity number 1120942) under a lease dated 5 July 1993, at a rent of £10,000 per annum. The term of the lease has been extended to 4 July 2024 and rent is currently payable at £14,000 per annum. The building is not depreciated as the Trustees believe that due to the refurbishment work undertaken its value is substantially greater than cost and its residual value is not likely to be less than cost.

Within Freehold Land and Property is £45,687 Capital improvements relating to the renovation and refurbishment of the Grove Cottage property which as it reflects the increase in value of the property is not depreciated.

14 acres of grazing land known as Guilford Meadow was acquired in January 2016 through a Section 106 provision of the Town and Country Planning Act 1990 whereby the land was transferred by developers of related property to the charity at nil cost.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2022

- (b) The Common Lands owned and administered by Sudbury Common Lands Charity as per Sudbury Common Lands Charity Scheme constituted on 14 May 1987 are as follows:

<u>Approx area (acres)</u>	<u>Description of land</u>
23.27	Great and Little Fullingpit Meadow
45.47	North Meadow (including Brundon Lane Spinney)
10.79	Kings Marsh Part 1
8.05	Kings Marsh Part 2
22.88	Freemen's Great and Little Commons
2.81	Coote's Meadow Part 1
1.87	Coote's Meadow Part 2

There is no cost value attributable to the Common Lands held by the Charity since constitution and there is no applicable market value to any of the land because of the status of the lands as Common Lands.

In addition to the Common Lands described above, the Charity also owns and administers The Wardman Meadow which was purchased 6th November 1998 (covering an approx. area of 39.29 acres) and Guilford Meadow which was acquired in January 2016 (covering an approx. area of 12.58 acres).

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2022

14. QUOTED INVESTMENTS

The charity's investments are managed by Quilter Plc to whom day to day administration of the investments has been delegated by the trustees. No one investment constitutes more than 15% of the charity's assets.

15. CREDITORS:

	<u>2022</u>	<u>2021</u>
	£	£
Accruals	5,870	6,045
Deferred Income	<u>3,642</u>	<u>3,290</u>
	<u>9,512</u>	<u>9,335</u>

Deferred income comprises of £3,642 Christopher Centre rents received in advance.

16. RECONCILIATION OF MOVEMENT IN NET FUNDS

	<u>Restricted Funds</u>	<u>Unrestricted Income Funds</u>	<u>Designated Funds</u>	<u>Total</u>
	£	£	£	£
Net Incoming/ (Outgoing) Resources before Other Recognised Gains and Losses (page 7)	-	(8,798)	211,607	202,809
Realised Gains/ (Losses) on Investments	36,834	-	-	36,834
Unrealised Gains/ (Losses) on Investments	(261,256)	-	-	(261,256)
FUNDS BROUGHT FORWARD				
AT 01 JANUARY 2022	<u>1,955,791</u>	<u>136,164</u>	<u>111,084</u>	<u>2,203,039</u>
FUNDS CARRIED FORWARD				
AT 31 DECEMBER 2022	<u>1,731,369</u>	<u>127,366</u>	<u>322,691</u>	<u>2,181,426</u>

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**
YEAR TO 31 DECEMBER 2022**17. RESTRICTED AND UNRESTRICTED FUNDS**

By virtue of Paragraph 1 of the Scheme established to regulate the Charity, the Trustees consider that all the assets described in the Charity document constitute the restricted funds of the Charity and must be retained under their administration and management. The Trustees consider these funds to represent an expendable endowment in accordance with the SORP.

The income of the Charity each year, to the extent it has not been expended in accordance with Paragraphs 26 and 27 of the Scheme, is carried forward as unrestricted funds for disbursement in accordance with Paragraphs 26 and 27 in future years.

As at 31 December 2022 there is a balance of £19,807 remaining on the A R Wheeler Equipment Replacement Fund. This represents the balance remaining from a legacy totalling £54,750 received from Mr A R Wheeler and designated by the Trustees as an equipment replacement fund for use when required for that purpose.

In 2016, 14 acres of grazing land known as Guilford Meadow was acquired. In relation to this a grant of £10,031 was received from Babergh District Council for various works to be carried out to the meadowland. It is the conclusion of the Trustees that this amount represents a designated fund and should be treated accordingly.

During year ended 31 December 2019 the Charity received £18,746 as a legacy from Mrs Green and £7,000 from The Essex Trust which in accordance with the policy of establishing a designated fund for development from bequests and gifts (as outlined in the Trustees' Report) has been recognised as part of designated funds. The same designation was made regarding funds received in the year ended 31 December 2018 of £15,000 from The Essex Trust and a £20,000 legacy from Mrs Murdoch and also in the year ended 31 December 2017 the Charity received £2,500 from Ecclesiastical Insurance. In 2020 the Charity received an additional £18,000 from The Essex Trust, this is the final year of that Charity.

During the year ended 31 December 2022 the charity received a further £5,000 donation from Mrs S Fuller and a legacy of £206,607 from Mrs Jean Moscrop (Freeman). The Trustees have designated these amounts as part of the fund for development as with previous donations and bequests as outlined above.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2022

17. RESTRICTED AND UNRESTRICTED FUNDS (CONTINUED)

The restricted and unrestricted funds of the Charity are determined to be as follows:

	Restricted <u>Funds</u>	Unrestricted <u>Funds</u>	Designated <u>Funds</u>	<u>Total</u>
	Endowment - Expendable £	£	£	£
Assets of the Charity at time of its Constitution on 14 May 1987:				
Investments, at Cost	14,743	8,000	-	22,743
Harp Close Meadow, at Selling Price	850,000	-	-	850,000
Cash at bank	<u>6,204</u>	<u>-</u>	<u>-</u>	<u>6,204</u>
	870,947	8,000	-	878,947
Add: Net Realised and Unrealised Gains on Investments to 31 December 2022	860,422	-	-	860,422
A R Wheeler fund (net of amounts invested in equipment)	-	-	19,807	19,807
Guilford Meadow Grant	-	-	10,031	10,031
Ecclesiastical Insurance	-	-	2,500	2,500
The Essex Trust	-	-	33,000	33,000
Mrs Murdoch Legacy	-	-	20,000	20,000
Mrs Green Legacy	-	-	25,746	25,746
Mrs S Fuller	-	-	5,000	5,000
Mrs J Moscrop Legacy	-	-	206,607	206,607
Accumulated Surpluses on And transfers to Unrestricted Funds to 31 December 2022	<u>-</u>	<u>119,366</u>	<u>-</u>	<u>119,366</u>
Balances at 31 December 2022	<u>1,731,369</u>	<u>127,366</u>	<u>322,691</u>	<u>2,181,426</u>

REPRESENTED BY

Land and Property	495,193			495,193
Equipment etc	46,538			46,538
Investments	1,189,639		264,438	1,454,077
Stock		2,055		2,055
Cash and bank balances	<u>1,731,369</u>	<u>134,823</u>	<u>58,253</u>	<u>193,076</u>
	1,731,369	136,878	322,691	2,190,938
Less: Liabilities	<u>1,731,369</u>	<u>9,512</u>	<u>322,691</u>	<u>2,181,426</u>
	<u>1,731,369</u>	<u>127,366</u>	<u>322,691</u>	<u>2,181,426</u>

18. TRANSACTIONS WITH TRUSTEES

The Trustees received no remuneration or payment of expenses.

SUDBURY COMMON LANDS CHARITY

Registered Number: 212222

Independent Examiner's Report to the Trustees of Sudbury Common Lands Charity.

I report on the accounts of the Charity for the year ended 31 December 2022 which are set out on pages 6 to 19.

Respective Responsibilities of Trustees and Examiner

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 144 (2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 145 of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 41 of the Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

have not been met ; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Matthew M Wilkinson FCA

Moore Green
Chartered Accountants

22 Friars Street
Sudbury
Suffolk
CO10 2AA

Dated 5 May 2023

Accounts

SUDBURY COMMON LANDS CHARITY

**ACCOUNTS
31 DECEMBER 2021**

**MOORE GREEN
CHARTERED ACCOUNTANTS
SUDBURY SUFFOLK**

SUDBURY COMMON LANDS CHARITY

**INDEX TO ACCOUNTS
31 DECEMBER 2021**

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SUDBURY COMMON LANDS CHARITY**CHARITY INFORMATION**

CLERK TO THE TRUSTEES AND PRINCIPAL ADDRESS OF THE CHARITY	A Walters Esq The Christopher Centre 10 Gainsborough Street Sudbury Suffolk CO10 2EU
RANGER	N Shimwell Esq
ASSISTANT RANGER	J Cresswell Esq
BANKERS	Barclays Bank Plc 35 Market Hill Sudbury Suffolk CO10 2EP
SOLICITORS	Steed & Steed LLP 6 Gainsborough Street Sudbury Suffolk CO10 2ET
INDEPENDENT EXAMINERS	Moore Green 22 Friars Street Sudbury Suffolk CO10 2AA
INVESTMENT MANAGERS	Quilter Plc One Kingsway London WC2B 6AN
REGISTERED CHARITY NUMBER	212222

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT **YEAR ENDED 31 DECEMBER 2021**

TRUSTEES

The Trustees of the Charity are the same as those of the Sudbury Municipal Charities (SMC) with the addition of four nominative trustees appointed by the Freemen.

At 31 December 2021 the Trustees (together with their current term of office) were as follows:

Representative Trustees

Mrs S Hobson (February 2018-2022)
K Robins (November 2018-2022)
R Bentley (February 2019-2023)
P Whiteley (Vice Chairman) (November 2019-2023)
Mrs E Wiles (November 2019-2023)
Ms M Berkouwer (November 2020-2024)

Co-Optative Trustees

G Challacombe (November 2019-2024)
P Fulcher (Chairman) (July 2018-2023)
The Reverend R Titford, (February 2020-2025)
M Geddes (July 2017-2022)
R Kemsley (November 2021-2026)
Ms S-J Money (October 2019-2024)

Nominative (Freemen) Trustees

A Grimwood (July 2024)
N Eley (July 2024)
C Wheeler (July 2024)
M Wheeler (July 2024)

On appointment new trustees sign a declaration committing them to giving of their time and expertise.

The trustees meet as a full committee four times a year, interspersed with meetings of the Finance committee and the Estates committee as required. Other sub committees may be formed from time to time.

The Trustees undertake an annual inspection program covering all the lands under SCLC management.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2021**

THE SCHEME

The riverside lands around Sudbury have been grazed continuously since they were first recorded by name in the late twelfth century. At that time Amicia de Clare granted rights to St John's Hospital, adjacent to Ballingdon bridge, to graze four cows and twenty sheep on Portmanscroft and Kingsmere. It is very likely that they were grazed before then.

Sudbury Common Lands Charity is the body currently charged with managing and conserving these lands for future generations.

The Sudbury Common Lands Charity was originally formed in 1897 and is now governed by the Charity Commissioners Scheme, dated 14 May 1987.

The primary objective of the Scheme is to manage the lands, property and fishing rights belonging to the charity; to be used for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

In particular the Trustees are required to manage any grazing land so as to protect and preserve it in its natural state as grazing land for the general benefit of the inhabitants of the town of Sudbury.

Subject to the approval of the Commissioners the Trustees may acquire land and buildings for appropriation and defray the cost of such acquisition out of the capital or income of the charity.

After payment of proper costs, charges and expenses associated with the management of the charity the Trustees shall apply the remainder of the income of the charity to Freeman in need, the Sudbury Freeman's Trust, the Sudbury Municipal Charities and for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

SUDBURY COMMON LANDS CHARITY DEVELOPMENT

SCLC was formed under its present Scheme in 1987. This was triggered by the sale of Harp Close Meadow for £850,000. In the early days the charity enjoyed a large surplus of income over expenditure due to the high interest rates at the time.

The charity expanded rapidly. SCLC acquired land, property and farm equipment and recruited 2 rangers to look after its estate. As investment returns have fallen additional income has been generated through working closely with local councils using our rangers to manage the lands outlined below and ensuring income and expenditure match.

Acquired:

1994 The Christopher Centre
1998 Wardman meadows
2001 Grove Cottage
2013 Guilford meadow

Managed:

1990 The Croft
1990 Mill Acre
1994 Walters meadow
1995 to 2012 Guilford meadow
1996 Friars meadow
1996 Kone Vale
1996 Cornard riverside
1996 Valley Trail – Kingfisher to Ballingdon
2009 Cornard Country Park
2012 Valley Trail – Ballingdon to Rodbridge
2018 Shawlands
2020 Stevensons Centre field and associated areas
2020 Great Cornard Village Green
2020 Stacy Ardley Fields

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2021**

RISK MANAGEMENT

The trustees have considered and reviewed the major risks to which the charity is exposed. We have established systems and procedures to manage those risks.

The trustees consider the major operational risk to be the safety and wellbeing of the rangers, charity volunteers and members of the public using the estate. Appropriate training is given to staff and volunteers. SCLC has an ongoing Health and Safety Program overseen by NFU with regular updates.

Notices are placed throughout the estate warning members of the public of the risks when using the open access areas with animals.

The major financial risk is the volatility of investment income. This is reviewed annually with the investment advisors.

Government grants and local government projects are likely to be affected by current austerity pressures in the country.

PUBLIC BENEFIT

The major benefit is to the people of Sudbury who have enjoyed access to the Common Lands continuously for at least 900 years. The purpose of SCLC is to manage these lands today and create a secure foundation for the future.

A regular program of walks and lectures is organized by the ranger for a wide range of interested parties, including schools and societies.

The majority of the land owned by SCLC is a local nature reserve and has been designated as a County Wildlife Site in recognition of extensive ongoing ecological and environmental work.

Grants made to Sudbury Municipal Charities and to Sudbury Freeman's Trust enable assistance to be given to aged and needy individuals in Sudbury.

SCLC owns the Christopher Centre which operates as a separate charity (Registered Charity No.112942). It provides offices and meeting rooms for local charities and organisations in the town.

FINANCIAL REVIEW

The financial statements comply with the Charities Trust Deed, the Charities Act 2011 and the Charities SORP (FRS 102). Accounting policies are detailed in note 1 to the Financial Statements.

The Trustees recognise their responsibilities in preparing these accounts, to

- Select and implement suitable accounting policies
- Ensure judgement is reasonable and prudent
- Prepare accounts on an ongoing basis
- Ensure the accuracy and transparency of records
- Safeguard the assets of the charity
- Prevent and detect fraud and other irregularities
- Comply with the above law and regulations

The Trustees financial policy is to break even on the annual income and expenditure account and to fund development from gifts and bequests from the community.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2021**

The Trustees' policy on reserves is to ensure that they are sufficient to meet the short-term running costs and to secure the long-term existence of the Charity.

A second requirement is to continue the successful development of SCLC by acquiring land, buildings and equipment suitable for our purpose as and when the opportunity occurs. A fund is being established from gifts and bequests for this purpose.

SUMMARY OF ACHIEVEMENTS AND PERFORMANCE

2021 had further changes for the Charity. The Assistant Ranger resigned at the end of April and the post was filled in August. During the period without the Assistant Ranger the workload was managed by The Ranger together with the Clerk returning to some tractor duties which together with assistance from Volunteers enabled all the contract work to be completed satisfactorily. All Contracts have been continued for next year. The Trustees thank the Ranger, Clerk and Volunteers for their work during the vacancy. The use of a room as an office for the Clerk in the Christopher Centre has worked well

The Acting Chairman was elected as Chairman and the previous Chairman as Vice Chairman.

Covid-19 has continued to have an effect on the Charity. The staff have continued to work using the change in working practices to comply with Government Directives. The Volunteers have worked, when permitted, with reduced numbers and split shifts to comply with Covid-19 Directives. This has led to the programme of work having to be adapted and prioritised.

Financially the Charity has gained from having increased returns on its investments as dividends in particular have recovered. There is a small surplus for the year and the Charities Finances have remained satisfactory.

The Charity has also been informed that it is named as a Beneficiary in an Estate which is currently being executed. The benefit should be received in 2022.

On the Estate 2021 has been a year when Covid-19 effects have reduced a little, but the footfall on the whole riverside and Valley Trail has been maintained. Despite this wildlife continued to do well. Unfortunately, this continues to lead to greater littering and more clearing up for our Rangers.

As a result of restrictions there was only one SCLC guided event, the Freemans Walk.

2021 saw two Graziers grazing cattle on the riverside but this soon went to one. A larger type of cattle are kept by the remaining Grazier causing problems with fencing and increased consumption of grass. Next year fewer cattle will be allowed on the meadows to ensure enough grass is available. The fencing was repaired and strengthened.

Water voles are still present as were otters. Owls are still using nest boxes and the Cetti's Warbler is now an all year resident. Red Kite and Buzzards are regularly seen. There has also been sightings of a female Goosander and a Water Rail. As well as a badger we now also have a fox frequenting the Depot. Hares are a regular sighting on the Wardman Meadows.

SUDBURY COMMON LANDS CHARITY**TRUSTEES' REPORT (CONTINUED)**
YEAR ENDED 31 DECEMBER 2021

As a result of lengthy dry spells over the past four years, the early marsh orchid population has plummeted with only a slight increase in flowers this year. It looks like global warming will continue to cause problems for this species. However, the Deptford Pink is still doing well.

The professionalism of the staff continues to ensure the Charity keeps improving the land in its management under difficult circumstances and I wish to thank them for this and the volunteers for all their work. The Common Lands have been utilised extensively to help people cope with Covid-19 and their general wellbeing. This shows how important the work of the Charity is for the wellbeing of the people of Sudbury and the surrounding areas.

Peter Fulcher
On behalf of the Trustees

27 April 2022

SUDBURY COMMON LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2021

	<u>Notes</u>	<u>Unrestricted funds</u>	<u>Designated funds</u>	<u>Restricted funds</u>	<u>2021 Total funds</u>	<u>2020 Total funds</u>
		£	£	£	£	£
INCOMING RESOURCES						
Investment Income	2	30,152	-	-	30,152	28,598
Estate Income	3	58,998	-	-	58,998	70,020
Christopher Centre	4	16,457	-	-	16,457	12,393
Grove Cottage Rent		10,200	-	-	10,200	7,700
Grants and Donations	5	1,750	-	-	1,750	19,176
Sundry Income	6	<u>4,812</u>	<u>-</u>	<u>-</u>	<u>4,812</u>	<u>5,766</u>
		<u>122,369</u>	<u>-</u>	<u>-</u>	<u>122,369</u>	<u>143,653</u>
RESOURCES EXPENDED						
Christopher Centre	7	7,860	-	-	7,860	5,657
Grove Cottage	8	912	-	-	912	993
Estate Management	9	62,547	-	-	62,547	75,401
Charity Management	10	43,687	-	-	43,687	40,286
Grants	11	4,250	-	-	4,250	4,000
Obligatory Disbursements	12	<u>2,070</u>	<u>-</u>	<u>-</u>	<u>2,070</u>	<u>7,172</u>
		<u>121,326</u>	<u>-</u>	<u>-</u>	<u>121,326</u>	<u>133,509</u>
Net Incoming/(Outgoing) Resources		1,043	-	-	1,043	10,144
Transfer between funds		-	-	-	-	-
Gains and (Losses) on Investment Assets		<u>-</u>	<u>-</u>	<u>139,788</u>	<u>139,788</u>	<u>50,484</u>
Net Movement in Funds		1,043	-	139,788	140,831	60,628
Total Funds Brought Forward		<u>135,121</u>	<u>111,084</u>	<u>1,816,003</u>	<u>2,062,208</u>	<u>2,001,580</u>
		<u>136,164</u>	<u>111,084</u>	<u>1,955,791</u>	<u>2,203,039</u>	<u>2,062,208</u>

SUDBURY COMMON LANDS CHARITY

**BALANCE SHEET
31 DECEMBER 2021**

	<u>Notes</u>	<u>2021</u>	<u>2020</u>
		£	£
FIXED ASSETS			
Tangible Assets	13	498,774	501,268
Investments	14	<u>1,584,455</u>	<u>1,455,730</u>
		2,083,229	1,956,998
CURRENT ASSETS			
Stock of Books		2,089	2,180
Prepaid expenses		4,897	-
Cash at Bank and in Hand:			
Current Account		19,984	8,289
Premium Account		45,573	49,566
Quilter Plc		<u>56,602</u>	<u>57,134</u>
CURRENT LIABILITIES			
Creditors:	15	(9,335)	(11,959)
		<u>119,810</u>	<u>105,210</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,203,039</u>	<u>2,062,208</u>
Represented by:			
FUNDS	16		
Unrestricted Income Fund		136,164	135,121
Designated Capital Fund		<u>111,084</u>	<u>111,084</u>
Total Unrestricted Funds		247,248	246,205
Restricted Funds		<u>1,955,791</u>	<u>1,816,003</u>
NET FUNDS	17	<u>2,203,039</u>	<u>2,062,208</u>

Approved by the Trustees on 27 April 2022 and signed on their behalf by:

P Fulcher – Trustee

M Berkouwer - Trustee

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2021****1 ACCOUNTING POLICIES****Basis of accounting**

These financial statements have been prepared under the historical cost convention as modified by the inclusion of investments at market value and in accordance with the provisions of the Statement of Recommended Practice (FRS 102) – Accounting and Reporting by Charities, the Charities Act and relevant accounting standards.

Freehold property

Freehold property comprising The Christopher Centre, The Wardman Meadows and Grove Cottage is shown at cost. No provision is made for depreciation of this freehold property as explained in Note 13(a) on page 15 of these financial statements.

Valuation of investments

The Charity's quoted investments are stated in the balance sheet at market value as recommended by the SORP. The effect of including unrealised gains or losses is shown in Note 16.

Disposal of investments and land

Any surplus or deficits arising on the disposal of the Charity's quoted investments, Common Lands or freehold property are treated as increases/decreases in the restricted Funds of the Charity and are not included in the determination of the Charity's net incoming (or outgoing) resources for any accounting period, as explained in Note 17 to these financial statements.

Depreciation

Depreciation is provided on plant and machinery and motor vehicles by annual instalments over their estimated useful lives, at a rate of 25% on a reducing balance basis.

Lands owned and administered by the Charity

The basis of accounting for the lands owned and administered by the Charity is explained in Note 13(b) to these financial statements.

Restricted and unrestricted funds

The nature of these funds, within the meaning of the SORP so far as the Charity is concerned, is explained in Note 17 to these financial statements.

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2021****1 ACCOUNTING POLICIES (CONTINUED)****Investment Income**

Investment income is included when receivable. Tax credits relating to such income are accrued for by reference to the period when the income to which the credit relates was recognised.

Grant Income

The Charity receives grant income from time to time in relation to works undertaken on its land. The grant income is released to the profit and loss account as the expenditure to which it relates is incurred.

Allocation of Payments

The Trustees decide the most appropriate heading, within the “Resources Expended” section on page 7, under which each individual expenditure type should be included.

Realised and Unrealised Gains (Losses) on Investments

- (a) Realised gains (losses) represents the excess (deficiency) of sale proceeds over the valuation of the investment at the previous year end.
- (b) Unrealised gains (losses) represents the excess (deficiency) of the valuation of the investments at the year end over the previous year end or, where the investment was purchased during the year, over cost.

Hire Purchase Agreements

Assets held under hire purchase agreements are capitalised and disclosed under tangible fixed assets at their fair value. The capital element of the future payments is treated as a liability and the interest is charged to the profit and loss account on a straight-line basis where appropriate.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2021 (CONTINUED)

2. INVESTMENT INCOME

	<u>2021</u>	<u>2020</u>
	£	£
Fixed Interest	4,454	6,924
Equities	25,694	21,606
Bank Deposit Accounts	<u>4</u>	<u>68</u>
	<u>30,152</u>	<u>28,598</u>

3. ESTATE INCOME

RANGER SERVICES (CONTRACTS)

Sudbury Town Council	7,013	8,611
Babergh District Council Ranger and Amenity Service	24,715	24,313
Cornard Parish Council	11,937	8,145

RANGER SERVICES (INCIDENTAL)

Bloc Management – Grassland Management	300	300
Babergh – Bin Bags	249	279

GRASSLAND

Grazing income	2,000	2,000
ELS/HLS	12,619	26,348

OTHER ESTATE INCOME

Wayleaves	115	24
Suffolk County Council Walks Festival	<u>50</u>	<u>-</u>
	<u>58,998</u>	<u>70,020</u>

SUDBURY COMMON LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2021

	<u>2021</u> £	<u>2020</u> £
4. CHRISTOPHER CENTRE		
Rent	15,165	11,628
Insurance	<u>1,292</u>	<u>765</u>
	<u>16,457</u>	<u>12,393</u>
5. GRANTS & DONATIONS		
<u>Unrestricted Income Funds</u>		
Just Giving and Other Donations	<u>1,750</u>	<u>1,176</u>
<u>Designated Income Funds</u>		
The Essex Trust	<u>-</u>	<u>18,000</u>
	<u>-</u>	<u>18,000</u>

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS**
YEAR TO 31 DECEMBER 2021 (CONTINUED)

6. SUNDRY INCOME	<u>2021</u>	<u>2020</u>
	£	£
Sudbury Freeman's Society	675	675
Sudbury Municipal Charities	500	1,144
NIC Rebate	3,432	3,356
Book Sales	<u>205</u>	<u>591</u>
	<u>4,812</u>	<u>5,766</u>

The Sudbury Freeman's Society pay SCLC a turning on fee which is 50% of the grazing rights (note 12).

7. CHRISTOPHER CENTRE EXPENDITURE

Rent	5,070	4,097
Insurance	<u>2,790</u>	<u>1,560</u>
	<u>7,860</u>	<u>5,657</u>

8. GROVE COTTAGE EXPENDITURE

Insurance	714	665
Repairs and Miscellaneous	<u>198</u>	<u>328</u>
	<u>912</u>	<u>993</u>

9. ESTATE MANAGEMENT

Land Management Expenses	11,586	9,782
Insurance and Tax	2,568	1,875
Ranger Salaries	43,287	56,600
Land Rover Running Expenses	2,612	3,842
Equipment	-	-
Depreciation of Tangible Fixed Assets	2,494	3,302
Disposal of Asset	<u>-</u>	<u>-</u>
	<u>62,547</u>	<u>75,401</u>

The Estate Management Committee advises the Trustees on the management of all lands owned by the Charity and lands managed on a contractual basis for other organisations. Ongoing works include rotational ditch and pond clearance, coppicing, pollarding and other tree management, replacement and repair of stock fencing and general maintenance of land for amenity and/or wildlife habitat.

SUDBURY COMMON LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2021 (CONTINUED)

10. MANAGEMENT AND ADMINISTRATION OF THE CHARITY

	<u>2021</u>	<u>2020</u>
	£	£
Investment Management Fees	11,843	8,083
Administration	4,566	10,084
Clerk	22,125	17,759
Independent Examiner and Accountancy	3,150	3,030
Insurance	<u>2,003</u>	<u>1,330</u>
	<u>43,687</u>	<u>40,286</u>

11. GRANTS PAID

Sudbury Municipal Charities	4,250	4,000
	<u>4,250</u>	<u>4,000</u>

12. OBLIGATORY DISBURSEMENTS

Sudbury Freeman's Society	1,350	1,350
Sudbury Freeman's Trust	<u>720</u>	<u>5,822</u>
	<u>2,070</u>	<u>7,172</u>

The freemen receive grazing income on the historic lands in lieu of taking up their rights.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2021

13. TANGIBLE FIXED ASSETS

	Freehold Land and Property £	Plant, Equipment and vehicle £	Total £
Cost (see note 1)			
At 1 January 2021	491,365	50,553	541,918
Additions			-
	-----	-----	-----
At 31 December 2021	<u>491,365</u>	<u>50,553</u>	<u>541,918</u>
Depreciation			
At 1 January 2021	-	40,650	40,650
Charge for Year	-	2,494	2,494
	-----	-----	-----
At 31 December 2021	<u>-</u>	<u>43,144</u>	<u>43,144</u>
Net Book Values			
At 31 December 2021	<u>491,365</u>	<u>7,409</u>	<u>498,774</u>
At 1 January 2021	<u>491,365</u>	<u>9,903</u>	<u>501,268</u>

- (a) Freehold land and property comprises The Christopher Centre (a converted public house in Gainsborough Street, Sudbury, which was acquired in 1992 at a cost totalling £160,287), 40 acres of grazing land, known as The Wardman Meadows (purchased in November 1998 for an amount of £132,501 plus costs of £243) and Grove Cottage (acquired by the Charity during 2001 at a cost of £155,000 plus associated costs of £1,475).

The Christopher Centre was originally let to Sudbury and District Volunteer Centre (now renamed The Christopher Centre registered charity number 1120942) under a lease dated 5 July 1993, at a rent of £10,000 per annum. The term of the lease has been extended to 4 July 2024 and rent is currently payable at £14,000 per annum. The building is not depreciated as the Trustees believe that due to the refurbishment work undertaken its value is substantially greater than cost and its residual value is not likely to be less than cost.

Within Freehold Land and Property is £41,860 Capital improvements relating to the renovation and refurbishment of the Grove Cottage property which as it reflects the increase in value of the property is not depreciated.

14 acres of grazing land known as Guilford Meadow was acquired in January 2016 through a Section 106 provision of the Town and Country Planning Act 1990 whereby the land was transferred by developers of related property to the charity at nil cost.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2021

- (b) The Common Lands owned and administered by Sudbury Common Lands Charity as per Sudbury Common Lands Charity Scheme constituted on 14 May 1987 are as follows:

<u>Approx area (acres)</u>	<u>Description of land</u>
23.27	Great and Little Fullingpit Meadow
45.47	North Meadow (including Brundon Lane Spinney)
10.79	Kings Marsh Part 1
8.05	Kings Marsh Part 2
22.88	Freemen's Great and Little Commons
2.81	Coote's Meadow Part 1
1.87	Coote's Meadow Part 2

There is no cost value attributable to the Common Lands held by the Charity since constitution and there is no applicable market value to any of the land because of the status of the lands as Common Lands.

In addition to the Common Lands described above, the Charity also owns and administers The Wardman Meadow which was purchased 6th November 1998 (covering an approx. area of 39.29 acres) and Guilford Meadow which was acquired in January 2016 (covering an approx. area of 12.58 acres).

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2021

14. QUOTED INVESTMENTS

The charity's investments are managed by Quilter Plc to whom day to day administration of the investments has been delegated by the trustees. No one investment constitutes more than 15% of the charity's assets.

15. CREDITORS:

	<u>2021</u>	<u>2020</u>
	£	£
Accruals	6,045	8,698
Deferred Income	<u>3,290</u>	<u>3,261</u>
	<u>9,335</u>	<u>11,959</u>

Deferred income comprises of £3,290 Christopher Centre rents received in advance.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2021

16. RECONCILIATION OF MOVEMENT IN NET FUNDS

	<u>Restricted Funds</u>	<u>Unrestricted Income Funds</u>	<u>Designated Funds</u>	<u>Total</u>
	£	£	£	£
Net Incoming/ (Outgoing) Resources before Other Recognised Gains and Losses (page 4)	-	1,043	-	1,043
Realised Gains/ (Losses) on Investments	28,104	-	-	28,104
Unrealised Gains/ (Losses) on Investments	111,684	-	-	111,684
FUNDS BROUGHT FORWARD				
AT 01 JANUARY 2021	<u>1,816,003</u>	<u>135,121</u>	<u>111,084</u>	<u>2,062,208</u>
FUNDS CARRIED FORWARD				
AT 31 DECEMBER 2021	<u>1,955,791</u>	<u>136,164</u>	<u>111,084</u>	<u>2,203,039</u>

17. RESTRICTED AND UNRESTRICTED FUNDS

By virtue of Paragraph 1 of the Scheme established to regulate the Charity, the Trustees consider that all the assets described in the Charity document constitute the restricted funds of the Charity and must be retained under their administration and management. The Trustees consider these funds to represent an expendable endowment in accordance with the SORP.

The income of the Charity each year, to the extent it has not been expended in accordance with Paragraphs 26 and 27 of the Scheme, is carried forward as unrestricted funds for disbursement in accordance with Paragraphs 26 and 27 in future years.

As at 31 December 2021 there is a balance of £19,807 remaining on the A R Wheeler Equipment Replacement Fund. This represents the balance remaining from a legacy totalling £54,750 received from Mr A R Wheeler and designated by the Trustees as an equipment replacement fund for use when required for that purpose.

In 2016, 14 acres of grazing land known as Guilford Meadow was acquired. In relation to this a grant of £10,031 was received from Babergh District Council for various works to be carried out to the meadowland. It is the conclusion of the Trustees that this amount represents a designated fund and should be treated accordingly.

During year ended 31 December 2019 the Charity received £18,746 as a legacy from Mrs Green and £7,000 from The Essex Trust which in accordance with the policy of establishing a designated fund for development from bequests and gifts (as outlined in the Trustees' Report) has been recognised as part of designated funds. The same designation was made regarding funds received in the year ended 31 December 2018 of £15,000 from The Essex Trust and a £20,000 legacy from Mrs Murdoch and also in the year ended 31 December 2017 the Charity received £2,500 from Ecclesiastical Insurance. In 2020 the Charity received an additional £18,000 from The Essex Trust, this is the final year of that Charity.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2021

17. RESTRICTED AND UNRESTRICTED FUNDS (CONTINUED)

The restricted and unrestricted funds of the Charity are determined to be as follows:

	Restricted <u>Funds</u> Endowment - Expendable £	Unrestricted <u>Funds</u> £	Designated <u>Funds</u> £	<u>Total</u> £
Assets of the Charity at time of its Constitution on 14 May 1987:				
Investments, at Cost	14,743	8,000	-	22,743
Harp Close Meadow, at Selling Price	850,000	-	-	850,000
Cash at bank	<u>6,204</u>	<u>-</u>	<u>-</u>	<u>6,204</u>
	870,947	8,000	-	878,947
Add: Net Realised and Unrealised Gains on Investments to 31 December 2021	1,084,844	-	-	1,084,844
A R Wheeler fund (net of amounts invested in equipment)	-	-	19,807	19,807
Guilford Meadow Grant	-	-	10,031	10,031
Ecclesiastical Insurance	-	-	2,500	2,500
The Essex Trust	-	-	33,000	33,000
Mrs Murdoch Legacy	-	-	20,000	20,000
Mrs Green Legacy	-	-	25,746	25,746
Accumulated Surpluses on And transfers to Unrestricted Funds to 31 December 2021	<u>-</u>	<u>128,164</u>	<u>-</u>	<u>128,164</u>
Balances at 31 December 2021	<u>1,955,791</u>	<u>136,164</u>	<u>111,084</u>	<u>2,203,029</u>

REPRESENTED BY

Land and Property	491,365		491,365
Equipment etc	7,409		7,409
Investments	1,457,017	16,354	111,084 1,584,455
Stock		2,089	2,089
Prepaid expenses		4,897	4,897
Cash and bank balances		<u>122,159</u>	<u>122,159</u>
	1,955,791	145,499	111,084 2,221,237
Less: Liabilities		<u>9,335</u>	<u>9,335</u>
	<u>1,955,791</u>	<u>136,164</u>	<u>111,084 2,203,039</u>

18. TRANSACTIONS WITH TRUSTEES

The Trustees received no remuneration or payment of expenses.

SUDBURY COMMON LANDS CHARITY

Registered Number: 212222

Independent Examiner's Report to the Trustees of Sudbury Common Lands Charity.

I report on the accounts of the Charity for the year ended 31 December 2021 which are set out on pages 6 to 19.

Respective Responsibilities of Trustees and Examiner

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 144 (2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 145 of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 41 of the Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

have not been met ; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Matthew M Wilkinson FCA

Moore Green
Chartered Accountants

22 Friars Street
Sudbury
Suffolk
CO10 2AA

Dated 27 April 2022

Accounts

SUDBURY COMMON LANDS CHARITY

**ACCOUNTS
31 DECEMBER 2020**

**MOORE GREEN
CHARTERED ACCOUNTANTS
SUDBURY SUFFOLK**

SUDBURY COMMON LANDS CHARITY

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31 DECEMBER 2020**

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SUDBURY COMMON LANDS CHARITY**CHARITY INFORMATION**

CLERK TO THE TRUSTEES AND PRINCIPAL ADDRESS OF THE CHARITY	A Walters Esq The Christopher Centre 10 Gainsborough Street Sudbury Suffolk CO10 2EU
RANGER	N Shimwell Esq
ASSISTANT RANGER	S Morgan Esq
BANKERS	Barclays Bank Plc 35 Market Hill Sudbury Suffolk CO10 2EP
SOLICITORS	Steed & Steed LLP 6 Gainsborough Street Sudbury Suffolk CO10 2ET
INDEPENDENT EXAMINERS	Moore Green 22 Friars Street Sudbury Suffolk CO10 2AA
INVESTMENT MANAGERS	Quilter Cheviot One Kingsway London WC2B 6AN
REGISTERED CHARITY NUMBER	212222

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT **YEAR ENDED 31 DECEMBER 2020**

TRUSTEES

The Trustees of the Charity are the same as those of the Sudbury Municipal Charities (SMC) with the addition of four nominative trustees appointed by the Freemen.

At 31 December 2020 the Trustees (together with their current term of office) were as follows:

Representative Trustees

Mrs S Hobson (February 2018-2022)
K Robins (November 2018-2022)
R Bentley (February 2019-2023)
P Whiteley (Vice Chairman) (November 2019-2023)
Mrs E Wiles (November 2019-2023)
Ms M Berkouwer (November 2020-2024)

Co-Optative Trustees

G Challacombe (November 2019-2024)
P Fulcher (Acting Chairman) (July 2018-2023)
The Reverend R Titford, (February 2020-2025)
M Geddes (February 2017-2022)
R Kemsley (November 2016-2021)
Ms S-J Money (October 2019-2024)

Nominative (Freemen) Trustees

A Grimwood (July 2024)
N Eley (July 2024)
C Wheeler (July 2024)
M Wheeler (July 2024)

On appointment new trustees sign a declaration committing them to giving of their time and expertise.

The trustees meet as a full committee four times a year, interspersed with meetings of the Finance committee and the Estates committee as required. Other sub committees may be formed from time to time.

The Trustees undertake an annual inspection program covering all the lands under SCLC management.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2020**

THE SCHEME

The riverside lands around Sudbury have been grazed continuously since they were first recorded by name in the late twelfth century. At that time Amicia de Clare granted rights to St John's Hospital, adjacent to Ballingdon bridge, to graze four cows and twenty sheep on Portmanscroft and Kingsmere. It is very likely that they were grazed before then.

Sudbury Common Lands Charity is the body currently charged with managing and conserving these lands for future generations.

The Sudbury Common Lands Charity was originally formed in 1897 and is now governed by the Charity Commissioners Scheme, dated 14 May 1987.

The primary objective of the Scheme is to manage the lands, property and fishing rights belonging to the charity; to be used for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

In particular the Trustees are required to manage any grazing land so as to protect and preserve it in its natural state as grazing land for the general benefit of the inhabitants of the town of Sudbury.

Subject to the approval of the Commissioners the Trustees may acquire land and buildings for appropriation and defray the cost of such acquisition out of the capital or income of the charity.

After payment of proper costs, charges and expenses associated with the management of the charity the Trustees shall apply the remainder of the income of the charity to Freeman in need, the Sudbury Freeman's Trust, the Sudbury Municipal Charities and for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

SUDBURY COMMON LANDS CHARITY DEVELOPMENT

SCLC was formed under its present Scheme in 1987. This was triggered by the sale of Harp Close Meadow for £850,000. In the early days the charity enjoyed a large surplus of income over expenditure due to the high interest rates at the time.

The charity expanded rapidly. SCLC acquired land, property and farm equipment and recruited 2 rangers to look after its estate. As investment returns have fallen additional income has been generated through working closely with local councils using our rangers to manage the lands outlined below and ensuring income and expenditure match.

Acquired:

1994 The Christopher Centre
1998 Wardman meadows
2001 Grove Cottage
2013 Guilford meadow

Managed:

1990 The Croft
1990 Mill Acre
1994 Walters meadow
1995 to 2012 Guilford meadow
1996 Friars meadow
1996 Kone Vale
1996 Cornard riverside
1996 Valley Trail – Kingfisher to Ballingdon
2009 Cornard Country Park
2012 Valley Trail – Ballingdon to Rodbridge
2018 Shawlands
2020 Stevensons Centre field and associated areas
2020 Great Cornard Village Green
2020 Stacy Ardley Fields

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2020**

RISK MANAGEMENT

The trustees have considered and reviewed the major risks to which the charity is exposed. We have established systems and procedures to manage those risks.

The trustees consider the major operational risk to be the safety and wellbeing of the rangers, charity volunteers and members of the public using the estate. Appropriate training is given to staff and volunteers. SCLC has an ongoing Health and Safety Program overseen by NFU with regular updates.

Notices are placed throughout the estate warning members of the public of the risks when using the open access areas with animals.

The major financial risk is the volatility of investment income. This is reviewed annually with the investment advisors.

Government grants and local government projects are likely to be affected by current austerity pressures in the country.

PUBLIC BENEFIT

The major benefit is to the people of Sudbury who have enjoyed access to the Common Lands continuously for at least 900 years. The purpose of SCLC is to manage these lands today and create a secure foundation for the future.

A regular program of walks and lectures is organized by the ranger for a wide range of interested parties, including schools and societies.

The majority of the land owned by SCLC is a local nature reserve and has been designated as a County Wildlife Site in recognition of extensive ongoing ecological and environmental work.

Grants made to Sudbury Municipal Charities and to Sudbury Freeman's Trust enable assistance to be given to aged and needy individuals in Sudbury.

SCLC owns the Christopher Centre which operates as a separate charity (Registered Charity No.112942). It provides offices and meeting rooms for local charities and organisations in the town.

FINANCIAL REVIEW

The financial statements comply with the Charities Trust Deed, the Charities Act 2011 and the Charities SORP (FRS 102). Accounting policies are detailed in note 1 in the accounts.

The Trustees recognise their responsibilities in preparing these accounts, to

- Select and implement suitable accounting policies
- Ensure judgement is reasonable and prudent
- Prepare accounts on an ongoing basis
- Ensure the accuracy and transparency of records
- Safeguard the assets of the charity
- Prevent and detect fraud and other irregularities
- Comply with the above law and regulations

The Trustees financial policy is to break even on the annual income and expenditure account and to fund development from gifts and bequests from the community.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED) **YEAR ENDED 31 DECEMBER 2020**

The Trustees' policy on reserves is to ensure that they are sufficient to meet the short-term running costs and to secure the long-term existence of the Charity.

A second requirement is to continue the successful development of SCLC by acquiring land, buildings and equipment suitable for our purpose as and when the opportunity occurs. A fund is being established from gifts and bequests for this purpose.

SUMMARY OF ACHIEVEMENTS AND PERFORMANCE 2020

2020 was a year of change for the Charity. The Ranger/Clerk retired as a Ranger and continued as a Clerk/Mentor. The Assistant Ranger was appointed as Ranger following interview and a new Assistant Ranger was appointed following interviews. The staffing budget therefore increased as the New Assistant Ranger had a two month induction period before the existing Assistant Ranger was promoted to Ranger and the Clerk/Mentor was paid for the Mentoring role as well as the position of Clerk. The Charity also set up an office for the Clerk at the Christopher Centre with all the relevant equipment to replace the one in our Clerks home.

The new Chairman had to temporarily stand down due to illness in the Spring and the Vice Chairman stood in as Acting Chairman for the remainder of the year.

Covid-19 also had an effect on the Charity. The staff continued to work throughout the year but had to change working practices to comply with the Government Directives. The volunteers only worked for 5 months this year, again to comply with Covid-19 Directives. This led to a program of work having to be adapted and prioritised. The Contract work continued with one small Contract ceasing but being replaced with another one.

Financially the Charity gave rent holidays for the Christopher Centre and Grove Cottage's Tenant. Investment income was down, and interest reduced as a result of the impact of Covid-19 on the markets. Even so, the Charity's Finances remained strong with a deficit of about £8,000 offset by some generous donations.

On the Estate, 2020 was a year when Covid-19 brought an unprecedented increase in footfall on the whole riverside and Valley Trail but despite this wildlife continued to do well. Unfortunately, this led to greater littering and more clearing up for our Rangers. As a result of restrictions there were no SCLC guided events or school education groups and the Turning On Ceremony was cancelled.

2020 saw the reintroduction of two graziers on the riverside following many years with just one. The arrangement worked extremely well.

Water voles were still present in low numbers and the new 'Remoti' mink raft attracted an individual twice, setting off the messaging alert to the SCLC phones. Periodically there was an enormous amount of Otter activity, particularly at the Croft and the Mill Race where one was caught in an illegal fish trap. A badger took up residence above ground in the trailer shelter making a large 'nest'. A young leveret on Reach Meadow pointed to the suitability of the habitat for breeding hares.

Cetti's warblers continued to call from thickets around the riverside. The barn owls reared two young on Wardman Meadows bringing the total to fifteen chicks raised since the boxes were installed. One chick was raised in a box in the Cornard Country Park, this being the first for that location. A great white egret was photographed over North Meadow Common, this being the first recorded for our land. There were increasing red kite and raven sightings.

As a result of lengthy dry spells over the past three years, the early marsh orchid population plummeted to

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED)
YEAR ENDED 31 DECEMBER 2020

just 34 flowering plants. However, the Deptford pink had its best flowering year since SCLC management began.

The wet winter and increased footfall led to the deterioration of footpath surfaces. However, despite the wet conditions good progress was made with the winter work program.

The professionalism of the staff has ensured the Charity has continued to improve the land in it's management under difficult circumstances and I wish to thank them for this. The Common Lands have been utilised extensively to help people cope with Covid-19 and this shows how important the work of the Charity is for the wellbeing of the people of Sudbury and the surrounding areas.

Peter Fulcher
On behalf of the Trustees

7 May 2021

SUDBURY COMMON LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020

	<u>Notes</u>	<u>Unrestricted</u> <u>funds</u>	<u>Designated</u> <u>funds</u>	<u>Restricted</u> <u>funds</u>	<u>2020</u> <u>Total</u> <u>funds</u>	<u>2019</u> <u>Total</u> <u>funds</u>
		£	£	£	£	£
INCOMING RESOURCES						
Investment Income	2	28,598	-	-	28,598	38,026
Estate Income	3	70,020	-	-	70,020	57,341
Christopher Centre	4	12,393	-	-	12,393	16,331
Grove Cottage Rent		7,700	-	-	7,700	9,600
Grants and Donations	5	1,176	18,000	-	19,176	31,491
Sundry Income	6	<u>5,766</u>	<u>-</u>	<u>-</u>	<u>5,766</u>	<u>4,815</u>
		<u>125,653</u>	<u>18,000</u>	<u>-</u>	<u>143,653</u>	<u>157,604</u>
RESOURCES EXPENDED						
Christopher Centre	7	5,657	-	-	5,657	5,154
Grove Cottage	8	993	-	-	993	970
Estate Management	9	75,401	-	-	75,401	68,463
Charity Management	10	40,286	-	-	40,286	27,565
Grants	11	4,000	-	-	4,000	3,296
Obligatory Disbursements	12	<u>7,172</u>	<u>-</u>	<u>-</u>	<u>7,172</u>	<u>1,350</u>
		<u>133,509</u>	<u>-</u>	<u>-</u>	<u>133,509</u>	<u>106,798</u>
Net Incoming/(Outgoing) Resources		(7,856)	18,000	-	10,144	50,806
Transfer between funds		-	-	-	-	-
Gains and (Losses) on Investment Assets		<u>-</u>	<u>-</u>	<u>50,484</u>	<u>50,484</u>	<u>161,143</u>
Net Movement in Funds		(7,856)	18,000	50,484	60,628	211,949
Total Funds Brought Forward		<u>142,977</u>	<u>93,084</u>	<u>1,765,519</u>	<u>2,001,580</u>	<u>1,789,631</u>
		<u>135,121</u>	<u>111,084</u>	<u>1,816,003</u>	<u>2,062,208</u>	<u>2,001,580</u>

SUDBURY COMMON LANDS CHARITY

**BALANCE SHEET
31 DECEMBER 2020**

	<u>Notes</u>	<u>2020</u>	<u>2019</u>
		£	£
FIXED ASSETS			
Tangible Assets	13	501,268	498,845
Investments	14	<u>1,455,730</u>	<u>1,439,121</u>
		1,956,998	1,937,966
CURRENT ASSETS			
Stock of Books		2,180	-
Cash at Bank and in Hand:			
Current Account		8,289	10,777
Premium Account		49,566	30,536
Quilter Cheviot		<u>57,134</u>	<u>29,006</u>
CURRENT LIABILITIES			
Creditors:	15	<u>(11,959)</u>	<u>(6,705)</u>
		105,210	63,614
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>2,062,208</u>	<u>2,001,580</u>
Represented by:			
FUNDS	16		
Unrestricted Income Fund		135,121	142,977
Designated Capital Fund		<u>111,084</u>	<u>93,084</u>
Total Unrestricted Funds		246,205	236,061
Restricted Funds		<u>1,816,003</u>	<u>1,765,519</u>
NET FUNDS	17	<u>2,062,208</u>	<u>2,001,580</u>

Approved by the Trustees on 7 May 2021 and signed on their behalf by:

P Fulcher – Trustee

M Berkouwer - Trustee

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2020****1 ACCOUNTING POLICIES****Basis of accounting**

These financial statements have been prepared under the historical cost convention as modified by the inclusion of investments at market value and in accordance with the provisions of the Statement of Recommended Practice (FRS 102) – Accounting and Reporting by Charities, the Charities Act and relevant accounting standards.

Freehold property

Freehold property comprising The Christopher Centre, The Wardman Meadows and Grove Cottage is shown at cost. No provision is made for depreciation of this freehold property as explained in Note 13(a) on page 15 of these financial statements.

Valuation of investments

The Charity's quoted investments are stated in the balance sheet at market value as recommended by the SORP. The effect of including unrealised gains or losses is shown in Note 16.

Disposal of investments and land

Any surplus or deficits arising on the disposal of the Charity's quoted investments, Common Lands or freehold property are treated as increases/decreases in the restricted Funds of the Charity and are not included in the determination of the Charity's net incoming (or outgoing) resources for any accounting period, as explained in Note 17 to these financial statements.

Depreciation

Depreciation is provided on plant and machinery and motor vehicles by annual instalments over their estimated useful lives, at a rate of 25% on a reducing balance basis.

Lands owned and administered by the Charity

The basis of accounting for the lands owned and administered by the Charity is explained in Note 13(b) to these financial statements.

Restricted and unrestricted funds

The nature of these funds, within the meaning of the SORP so far as the Charity is concerned, is explained in Note 17 to these financial statements.

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2020****1 ACCOUNTING POLICIES (CONTINUED)****Investment Income**

Investment income is included when receivable. Tax credits relating to such income are accrued for by reference to the period when the income to which the credit relates was recognised.

Grant Income

The Charity receives grant income from time to time in relation to works undertaken on its land. The grant income is released to the profit and loss account as the expenditure to which it relates is incurred.

Allocation of Payments

The Trustees decide the most appropriate heading, within the “Resources Expended” section on page 7, under which each individual expenditure type should be included.

Realised and Unrealised Gains (Losses) on Investments

- (a) Realised gains (losses) represents the excess (deficiency) of sale proceeds over the valuation of the investment at the previous year end.
- (b) Unrealised gains (losses) represents the excess (deficiency) of the valuation of the investments at the year end over the previous year end or, where the investment was purchased during the year, over cost.

Hire Purchase Agreements

Assets held under hire purchase agreements are capitalised and disclosed under tangible fixed assets at their fair value. The capital element of the future payments is treated as a liability and the interest is charged to the profit and loss account on a straight-line basis where appropriate.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2020 (CONTINUED)

2. INVESTMENT INCOME

	<u>2020</u>	<u>2019</u>
	£	£
Fixed Interest	6,924	7,463
Equities	21,606	30,504
Bank Deposit Accounts	<u>68</u>	<u>59</u>
	<u>28,598</u>	<u>38,026</u>

3. ESTATE INCOME

RANGER SERVICES (CONTRACTS)

Sudbury Town Council	8,611	6,929
Babergh District Council Ranger and Amenity Service	24,313	23,720
Cornard Parish Council	8,145	7,967

RANGER SERVICES (INCIDENTAL)

Babergh – Site Security	-	1,160
Bloc Management – Grassland Management	300	300
T Ogle – Grassland Management	-	100
Babergh – Bin Bags	279	-

GRASSLAND

Grazing income	-	2,000
ELS/HLS	28,348	15,024

OTHER ESTATE INCOME

Wayleaves	24	69
Suffolk County Council Walks Festival	-	56
Mills – Electric Fence Provision	<u>-</u>	<u>16</u>
	<u>70,020</u>	<u>57,341</u>

SUDBURY COMMON LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2020

	<u>2020</u> £	<u>2019</u> £
4. CHRISTOPHER CENTRE		
Rent	11,628	14,878
Insurance	<u>765</u>	<u>1,453</u>
	<u>12,393</u>	<u>16,331</u>
5. GRANTS & DONATIONS		
<u>Unrestricted Income Funds</u>		
Just Giving and Other Donations	<u>1,176</u>	<u>5,745</u>
<u>Designated Income Funds</u>		
The Essex Trust	18,000	7,000
Mrs Green Legacy	<u>-</u>	<u>18,746</u>
	<u>18,000</u>	<u>25,746</u>

SUDBURY COMMON LANDS CHARITY**NOTES TO THE FINANCIAL STATEMENTS**
YEAR TO 31 DECEMBER 2020 (CONTINUED)

6. SUNDRY INCOME	<u>2020</u>	<u>2019</u>
	£	£
Sudbury Freeman's Society	675	675
Sudbury Municipal Charities	1,144	500
NIC Rebate	3,356	3,000
Book Sales	591	633
Other Income		7
	<u>5,766</u>	<u>4,815</u>

The Sudbury Freeman's Society pay SCLC a turning on fee which is 50% of the grazing rights (note 12).

7. CHRISTOPHER CENTRE EXPENDITURE

Rent	4,097	3,791
Insurance	<u>1,560</u>	<u>1,363</u>
	<u>5,657</u>	<u>5,154</u>

8. GROVE COTTAGE EXPENDITURE

Insurance	665	533
Repairs and Miscellaneous	<u>328</u>	<u>437</u>
	<u>993</u>	<u>970</u>

9. ESTATE MANAGEMENT

Land Management Expenses	9,782	8,719
Insurance and Tax	1,875	1,790
Ranger Salaries	56,600	52,980
Land Rover Running Expenses	3,842	2,480
Equipment	-	-
Depreciation of Tangible Fixed Assets	3,302	2,494
Disposal of Asset	-	-
	<u>75,401</u>	<u>68,463</u>

The Estate Management Committee advises the Trustees on the management of all lands owned by the Charity and lands managed on a contractual basis for other organisations. Ongoing works include rotational ditch and pond clearance, coppicing, pollarding and other tree management, replacement and repair of stock fencing and general maintenance of land for amenity and/or wildlife habitat.

SUDBURY COMMON LANDS CHARITY
NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2020 (CONTINUED)

10. MANAGEMENT AND ADMINISTRATION OF THE CHARITY

	<u>2020</u>	<u>2019</u>
	£	£
Investment Management Fees	8,083	6,999
Administration	10,084	2,621
Clerk	17,759	13,308
Independent Examiner and Accountancy	3,030	3,030
Insurance	<u>1,330</u>	<u>1,607</u>
	<u>40,286</u>	<u>27,565</u>

11. GRANTS PAID

Sudbury Municipal Charities	4,000	3,296
	—	—
	<u>4,000</u>	<u>3,296</u>

12. OBLIGATORY DISBURSEMENTS

Sudbury Freeman's Society	1,350	1,350
Sudbury Freeman's Trust	<u>5,822</u>	—
	<u>7,172</u>	<u>1,350</u>

The freemen receive grazing income on the historic lands in lieu of taking up their rights.

The results of 2018 did not mandate any payment to Sudbury Freeman's Trust under the 1987 scheme.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2020

13. TANGIBLE FIXED ASSETS

	Freehold Land and Property £	Plant, Equipment and vehicle £	Total £
Cost (see note 1)			
At 1 January 2020	491,365	44,828	536,193
Additions		5,725	5,725
	<u> </u>	<u> </u>	<u>-</u>
At 31 December 2020	<u>491,365</u>	<u>50,553</u>	<u>541,917</u>
Depreciation			
At 1 January 2020	-	37,348	37,348
Charge for Year	-	3,302	3,302
	<u> </u>	<u> </u>	<u>-</u>
At 31 December 2020	<u>-</u>	<u>40,650</u>	<u>40,650</u>
Net Book Values			
At 31 December 2020	<u>491,365</u>	<u>9,903</u>	<u>501,268</u>
At 1 January 2020	<u>491,365</u>	<u>7,480</u>	<u>498,845</u>

- (a) Freehold land and property comprises The Christopher Centre (a converted public house in Gainsborough Street, Sudbury, which was acquired in 1992 at a cost totalling £160,287), 40 acres of grazing land, known as The Wardman Meadows (purchased in November 1998 for an amount of £132,501 plus costs of £243) and Grove Cottage (acquired by the Charity during 2001 at a cost of £155,000 plus associated costs of £1,475).

The Christopher Centre was originally let to Sudbury and District Volunteer Centre (now renamed The Christopher Centre registered charity number 1120942) under a lease dated 5 July 1993, at a rent of £10,000 per annum. The term of the lease has been extended to 4 July 2024 and rent is currently payable at £14,000 per annum. The building is not depreciated as the Trustees believe that due to the refurbishment work undertaken its value is substantially greater than cost and its residual value is not likely to be less than cost.

Within Freehold Land and Property is £41,860 Capital improvements relating to the renovation and refurbishment of the Grove Cottage property which as it reflects the increase in value of the property is not depreciated.

14 acres of grazing land known as Guilford Meadow was acquired in January 2016 through a Section 106 provision of the Town and Country Planning Act 1990 whereby the land was transferred by developers of related property to the charity at nil cost.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2020

- (b) The Common Lands owned and administered by Sudbury Common Lands Charity as per Sudbury Common Lands Charity Scheme constituted on 14 May 1987 are as follows:

<u>Approx area (acres)</u>	<u>Description of land</u>
23.27	Great and Little Fullingpit Meadow
45.47	North Meadow (including Brundon Lane Spinney)
10.79	Kings Marsh Part 1
8.05	Kings Marsh Part 2
22.88	Freemen's Great and Little Commons
2.81	Coote's Meadow Part 1
1.87	Coote's Meadow Part 2

There is no cost value attributable to the Common Lands held by the Charity since constitution and there is no applicable market value to any of the land because of the status of the lands as Common Lands.

In addition to the Common Lands described above, the Charity also owns and administers The Wardman Meadow which was purchased 6th November 1998 (covering an approx. area of 39.29 acres) and Guilford Meadow which was acquired in January 2016 (covering an approx. area of 12.58 acres).

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2020

14. QUOTED INVESTMENTS

The charity's investments are managed by Quilter Cheviot Limited to whom day to day administration of the investments has been delegated by the trustees. No one investment constitutes more than 15% of the charity's assets.

15. CREDITORS:

	<u>2020</u>	<u>2019</u>
	£	£
Accruals	8,698	3,460
Deferred Income	<u>3,261</u>	<u>3,245</u>
	<u>11,959</u>	<u>6,705</u>

Deferred income comprises of £3,261 Christopher Centre rents received in advance.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2020

16. RECONCILIATION OF MOVEMENT IN NET FUNDS

	<u>Restricted Funds</u>	<u>Unrestricted Income Funds</u>	<u>Designated Funds</u>	<u>Total</u>
	£	£	£	£
Net Incoming/ (Outgoing) Resources before Other Recognised Gains and Losses (page 4)	-	(7,856)	18,000	10,144
Realised Gains/ (Losses) on Investments	237,952	-	-	237,952
Unrealised Gains/ (Losses) on Investments	(187,468)	-	-	(187,468)
FUNDS BROUGHT FORWARD				
AT 01 JANUARY 2020	<u>1,765,519</u>	<u>142,977</u>	<u>93,084</u>	<u>2,001,580</u>
FUNDS CARRIED FORWARD				
AT 31 DECEMBER 2020	<u>1,816,003</u>	<u>135,121</u>	<u>111,084</u>	<u>2,062,208</u>

17. RESTRICTED AND UNRESTRICTED FUNDS

By virtue of Paragraph 1 of the Scheme established to regulate the Charity, the Trustees consider that all the assets described in the Charity document constitute the restricted funds of the Charity and must be retained under their administration and management. The Trustees consider these funds to represent an expendable endowment in accordance with the SORP.

The income of the Charity each year, to the extent it has not been expended in accordance with Paragraphs 26 and 27 of the Scheme, is carried forward as unrestricted funds for disbursement in accordance with Paragraphs 26 and 27 in future years.

As at 31 December 2020 there is a balance of £19,807 remaining on the A R Wheeler Equipment Replacement Fund. This represents the balance remaining from a legacy totalling £54,750 received from Mr A R Wheeler and designated by the Trustees as an equipment replacement fund for use when required for that purpose.

In 2016, 14 acres of grazing land known as Guilford Meadow was acquired. In relation to this a grant of £10,031 was received from Babergh District Council for various works to be carried out to the meadowland. It is the conclusion of the Trustees that this amount represents a designated fund and should be treated accordingly.

During year ended 31 December 2019 the Charity received £18,746 as a legacy from Mrs Green and £7,000 from The Essex Trust which in accordance with the policy of establishing a designated fund for development from bequests and gifts (as outlined in the Trustees' Report) has been recognised as part of designated funds. The same designation was made regarding funds received in the year ended 31 December 2018 of £15,000 from The Essex Trust and a £20,000 legacy from Mrs Murdoch and also in the year ended 31 December 2017 the Charity received £2,500 from Ecclesiastical Insurance. In 2020 the Charity received an additional £18,000 from The Essex Trust, this is the final year of that Charity.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2020

17. RESTRICTED AND UNRESTRICTED FUNDS (CONTINUED)

The restricted and unrestricted funds of the Charity are determined to be as follows:

	Restricted <u>Funds</u> Endowment - Expendable £	Unrestricted <u>Funds</u> £	Designated <u>Funds</u> £	<u>Total</u> £
Assets of the Charity at time of its Constitution on 14 May 1987:				
Investments, at Cost	14,743	8,000	-	22,743
Harp Close Meadow, at Selling Price	850,000	-	-	850,000
Cash at bank	<u>6,204</u>	<u>-</u>	<u>-</u>	<u>6,204</u>
	870,947	8,000	-	878,947
Add: Net Realised and Unrealised Gains on Investments to 31 December 2020	945,056	-	-	945,056
A R Wheeler fund (net of amounts invested in equipment)	-	-	19,807	19,807
Guilford Meadow Grant	-	-	10,031	10,031
Ecclesiastical Insurance	-	-	2,500	2,500
The Essex Trust	-	-	33,000	33,000
Mrs Murdoch Legacy	-	-	20,000	20,000
Mrs Green Legacy	-	-	25,746	25,746
Accumulated Surpluses on And transfers to Unrestricted Funds to 31 December 2020	<u>-</u>	<u>127,121</u>	<u>-</u>	<u>117,403</u>
Balances at 31 December 2020	<u>1,816,003</u>	<u>135,121</u>	<u>111,084</u>	<u>2,062,208</u>

REPRESENTED BY

Land and Property	491,365		491,365
Equipment etc	9,903		9,903
Investments	1,314,735	29,911	111,084 1,455,730
Stock		2,180	2,180
Cash and bank balances		<u>114,989</u>	<u>114,989</u>
	<u>1,816,003</u>	<u>147,080</u>	<u>111,084 2,074,167</u>
Less: Liabilities		<u>11,959</u>	<u>11,959</u>
	<u>1,816,003</u>	<u>135,121</u>	<u>111,084 2,062,208</u>

18. TRANSACTIONS WITH TRUSTEES

The Trustees received no remuneration or payment of expenses.

SUDBURY COMMON LANDS CHARITY

Registered Number: 212222

Independent Examiner's Report to the Trustees of Sudbury Common Lands Charity.

I report on the accounts of the Charity for the year ended 31 December 2020 which are set out on pages 6 to 19.

Respective Responsibilities of Trustees and Examiner

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 144 (2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 145 of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements
 - to keep accounting records in accordance with section 41 of the Act; and
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act
 have not been met ; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Matthew M Wilkinson FCA

Moore Green
Chartered Accountants

22 Friars Street
Sudbury
Suffolk
CO10 2AA

Dated 7 May 2021