

**SUDBURY COMMON LANDS CHARITY**

**ACCOUNTS  
31 DECEMBER 2020**

**MOORE GREEN  
CHARTERED ACCOUNTANTS  
SUDBURY SUFFOLK**

**SUDBURY COMMON LANDS CHARITY**

**INDEX TO ACCOUNTS  
31 DECEMBER 2020**

	<b><u>Page</u></b>
Charity Information	1
Trustees' Report	2 - 6
Statement of Financial Activities	7
Balance Sheet	8
Notes to the Financial Statements	9 - 19
Independent Examiner's Report	20

**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 Freeman.

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>
		£	£	£	£	£
<b>INCOMING RESOURCES</b>						
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>
<b>RESOURCES EXPENDED</b>						
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>
		£	£
<b>FIXED ASSETS</b>			
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
<b>CURRENT ASSETS</b>			
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>
<b>CURRENT LIABILITIES</b>			
Creditors:	15	<u>(11,959)</u>	<u>(6,705)</u>
		105,210	63,614
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,062,208</u>	<u>2,001,580</u>
Represented by:			
<b>FUNDS</b>	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>
<b>NET FUNDS</b>	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 Freemen's Society	675	675
Sudbury Municipal Charities	1,144	500
NIC Rebate	3,356	3,000
Book Sales	591	633
Other Income		<u>7</u>
	<u>5,766</u>	<u>4,815</u>

The Sudbury Freemen'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>-</u>	<u>-</u>
	<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
	_____	_____	_____
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
	_____	_____	_____
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 6<sup>th</sup> 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)
<b>FUNDS BROUGHT FORWARD</b>				
AT 01 JANUARY 2020	<u>1,765,519</u>	<u>142,977</u>	<u>93,084</u>	<u>2,001,580</u>
<b>FUNDS CARRIED FORWARD</b>				
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