

**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 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 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

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**SUDBURY COMMON LANDS CHARITY**

**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

	<u>Notes</u>	<u>Unrestricted</u> <u>funds</u>	<u>Designated</u> <u>funds</u>	<u>Restricted</u> <u>funds</u>	2022 <u>Total</u> <u>funds</u>	2021 <u>Total</u> <u>funds</u>
		£	£	£	£	£
<b>INCOMING RESOURCES</b>						
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>
<b>RESOURCES EXPENDED</b>						
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>
		£	£
<b>FIXED ASSETS</b>			
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
<b>CURRENT ASSETS</b>			
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>
<b>CURRENT LIABILITIES</b>			
Creditors:	15	(9,512)	(9,335)
		<u>185,618</u>	<u>119,810</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,181,426</u>	<u>2,203,039</u>
Represented by:			
<b>FUNDS</b>	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>
<b>NET FUNDS</b>	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 Freemen'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 Freemen'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 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 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</u>	<u>Unrestricted</u>	<u>Designated</u>	<u>Total</u>
	Funds	Income Funds	Funds	£
	£	£	£	£
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)
<b>FUNDS BROUGHT FORWARD</b>				
AT 01 JANUARY 2022	<u>1,955,791</u>	<u>136,164</u>	<u>111,084</u>	<u>2,203,039</u>
<b>FUNDS CARRIED FORWARD</b>				
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