

THE COMMONALTY CHARITY LANDS

England & Wales · Charity number 235385

Details

Status Registered

Legal form Other

Registered 1964-08-13

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

Contact

Address 26 Wheathill Way
Milborne Port
Sherborne
DT9 5HA

Phone 01963250892

Activities

Objects: FOR THE BENEFIT OF THE POOR.

Activities: provide affordable housing to local residents on low incomes

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** MILBORNE PORT
- Dorset
- Somerset

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£135,997	£176,968	-	-
2023-12-31	£114,144	£150,500	-	-
2022-12-31	£108,760	£127,907	-	-
2021-12-31	£102,015	£338,028	-	-
2020-12-31	£439,620	£70,897	-	-

Trustees

Name	Role	Appointed
RODNEY BISS	Chair	
Beverly Garrett		2016-11-29
David James Gay		2025-03-18
Harold Lewis Clarke		2020-07-29
Hugh Vincent		2022-04-26
Mark Pattermore		2024-07-15
Matthew Laughton		2025-03-18
Nigel Creighton		2022-04-26
PAMELA ALEXANDER		2012-10-30
SAMANTHA BROOK		
STEVEN DAVIS		
Susan Pinkawa		2013-07-30

THE COMMONALTY CHARITY LANDS

England & Wales - Charity number 235385

Accounts

TRUSTEES: At the election of officers during the January Trustees meeting Mr Rodney Biss stepped down as Chair with Mr Harold Clarke becoming Chair and Mrs Pam Alexander taking Mr Clarke's position as vice chair. A new Trustee was appointed during the year Mr Mark Pattermore.

MEETINGS: Monthly meetings continue to be held on the last Tuesday of the month, which continues to work well.

NEW TENANTS: With the completion of major renovation at 14 High Street, interviews took place, the new tenancy was taken up from the 1st of July 2024.

ALMHOUSES: Following the completion of work on 14 High Street, work started in September on 17 High Street where the tenant had been experiencing problems with damp in the small front room.

GENERAL REPAIRS TO OUR HOUSING STOCK: Maintenance work has included:

- remedial work as and when required
- replacing or repairing of boilers.

In addition, a bathroom was replaced with a shower unit for a long serving tenant, who now has 'age related' disabilities.

We try to respond to any maintenance concerns as quickly as possible. However, again this year, it has not always been possible due to a lack of local handyman.

PUBLIC TOILETS: Continue to be managed by the charity.

GAS SERVICING: Annual gas servicing and safety tests continue to be conducted.

ELECTRICAL SAFETY TESTS: Being undertaken at all our properties as directed by legislation.

EPC: Being conducted as required at all our properties.

PROPERTY INSPECTIONS: Independent inspections continue to be conducted by Symonds and Sampsons Estate Agents.

ANNUAL INSURANCE: 2024 Renewed: due to higher material and labour charges, and like many other charities and organisations, we have been faced with an

increase in insurance costs. For 2024 it was agreed by the trustees to change our insurance brokers to Howden's Insurance, saving around £1,200 when compared to other insurance quotes.

WELFARE: Financial assistance has been given to various projects in the village including assisting disadvantaged children at Milborne Port Primary School (MPPS). The handbells have been refurbished. During the Autumn term the bells were taken to MPPS for a demonstration. Subsequently, the bells were rung by the children as part of the school's carol service. The bells were also displayed at the Church of St John the Evangelist Open Day and Harvest Festival for all to see.

HOUSES, COMMERCIAL PROPERTIES, FIELD RENTS: With a significant increase in insurance and maintenance costs it was agreed to increase both house and commercial rents by 7.5%. Equality in rents between similar sized houses was also reviewed. Field rents no increase.

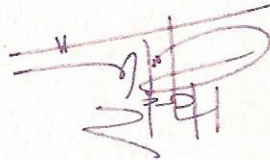
The lease for the Butcher's shop was renewed for a further 5 years. The tenancy of the flat above the shop which in the past has been part of the lease has been relinquished and returned to Commonalty Trust control.

RENT ARREARS: Payment is being made on a regular basis.

HONORARIUMS: Both the Secretary's and Treasurer's honorarium were increased by 4%.

FINANCE: Despite the increase in the number of repairs and building projects undertaken throughout this year our balance sheet remains in a healthy position.

THANKS: I would like to thank all the Trustees, Secretary and Treasurer for all their hard work and commitment throughout 2024.



SIGNED

HAROLD CLARKE CHAIR,

COMMONALTY CHARITY LANDS

DATED 3rd September 2025

COPY TO PCC



Report to the trustees/members of THE COMMONALTY CHARITY LANDS

On accounts for the year ended 31-12-2024 Charity no (if any) 235385

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Responsibilities and basis of report

Independent examiner's statement

Signed:

[Signature]

Date:

28-10-2025

Name:

MARTIN FREEMAN

Relevant professional qualification(s) or body (if any):

CIMA (part qualified)

Address:

16 OSWALD WALK, MILBANE FORT, SHENBONE, BOWLET DT9 5DE



CHARITY COMMISSION FOR ENGLAND AND WALES

THE COMMONALTY CHARITY LANDS 235385

For the period from 01-01-2024 To 31-12-2024

CC16a

Section A Receipts and payments

Unrestricted funds to the nearest £, Restricted funds to the nearest £, Endowment funds to the nearest £, Total funds to the nearest £, Last year (2023) to the nearest £

Table A1 Receipts: Bank interest, Public toilets, Insurance refund, Legal refund, Sub total (Gross income for AR) 135,997.

Table A2 Asset and investment sales: Sub total 114,144.

Table A3 Payments: Repairs, Insurance, Electricity + Gas, Legal + professional, Property variations, Rent + rates, Management costs, Bank charges, Welfare + donations, Sub total 176,968.

Table A4 Asset and investment purchases: Sub total 150,500.

Summary table: Net of receipts/(payments) 40,929, A5 Transfers between funds 259,687, A6 Cash funds last year end 218,716, Cash funds this year end 259,687.

Date of approval	Print Name	Signature
30 SEPT 25	MARCO CARRE	[Signature]

Signed by one or two trustees on behalf of all the trustees

When due (optional)	Amount due (optional)	Fund to which liability relates	Details
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		

B5 Liabilities

Current value (optional)	Cost (optional)	Fund to which asset belongs	Details
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		

B4 Assets retained for the charity's own use

Current value (optional)	Cost (optional)	Fund to which asset belongs	Details
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		
-	-		

B3 Investment assets

Endowment funds to nearest £	Restricted funds to nearest £	Unrestricted funds to nearest £	Details
-	-	2,559,904	INVESTMENT PORTFOLIO
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	

B2 Other monetary assets

Endowment funds to nearest £	Restricted funds to nearest £	Unrestricted funds to nearest £	Details
-	-	218,716	BANK
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	

B1 Cash funds

(agree balances with receipts and payments account(s))

Total cash funds	Details
-	
-	
-	
-	
-	
-	
-	
-	
-	
-	
-	

Section B Statement of assets and liabilities at the end of the period

THE COMMONALTY CHARITY LANDS

England & Wales - Charity number 235385

Accounts

COMMONALTY CHARITY LANDS

REG NO: 235385

MILBORNE PORT

ANNUAL REPORT 1ST JANUARY UNTIL DECEMBER 2023

TRUSTEES:

Following the election of officers at the January Trustees meeting Mr Rodney Biss continued as Chair with Mr Harold Clarke as Vice Chair. In October 2023, Mrs Pam Alexander was re-elected by the PCC of the Church of St John the Evangelist, Milborne Port for a further term of four years. Mr Terry Mitchell resigned as a trustee in December 2023. No new trustees were appointed between 1st January and 31st December 2023.

MEETINGS:

Monthly meetings continue to be held on the last Tuesday of the month, which works well.

NEW TENANTS:

With the completion of major renovation at 3 South Street interviews took place with the new tenancy taken up from the 1st of September 2023.

ALMSHOUSES:

Following the completion of work on 3 South Street, major work started in early September on 14 High Street. This includes modernisation of the kitchen and bathroom. Also, replacement of the utility room and the staircase. Trustees felt that even though the work will be expensive it will be of benefit to both future tenants and the charity.

GENERAL REPAIRS TO OUR HOUSING STOCK:

Maintenance work has included:

- replacing a kitchen ceiling, following an upstairs water leak.
- replacing kitchen units in two properties
- replacing or repairing of boilers.

We try to respond to any maintenance concerns as quickly as possible. However, this year, this has not always been possible due to a paucity of local handymen.

Concerns were raised by trustees to an increase in the reporting of condensation or damp issues by tenants. Consequently, a handbook was produced which outlined the causes of condensation and mould with practical ways to their reduction. The handbook was distributed to all tenants.

PUBLIC TOILETS:

Continue to be managed by the charity, a pay increase was given to the cleaner.

GAS SERVICING:

Annual gas servicing and safety tests continue to be conducted.

ELECTRICAL SAFETY TESTS:

Being undertaken at all our properties as directed by legislation.

EPC:

Being conducted as required at all our properties.

PROPERTY INSPECTIONS:

Independent inspections continue to be conducted by Symonds and Sampsons Estate Agents.

ANNUAL INSURANCE:

Renewed: due to higher material and labour charges, and like many other charities and organisations, we have been faced with an increase in insurance costs. For 2023 the cost of annual insurance renewal was £12,412.96p, an increase of £2,350.81p when compared to the previous year.

WELFARE:

Financial assistance has been given to various projects in the village including assisting disadvantaged children at Milborne Port Primary School, sponsorship towards the cost of the annual village fete and refurbishing a set of handbells.

HOUSES, COMMERCIAL PROPERTIES, FIELD RENTS:

With a significant increase in insurance and maintenance costs It was agreed to increase both house and commercial rents by 10%. No increase to field rents.

RENT ARREARS:

Payment is being made on a regular basis.

HONORARIUMS:

Both the Secretary's and Treasurer's honorarium was increased by 8%.

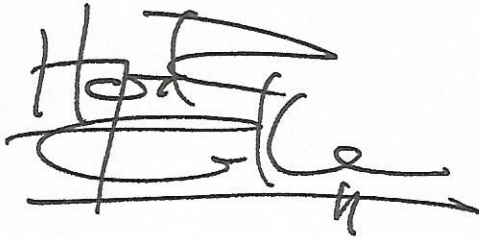
FINANCE:

Despite the increase in the number of repairs and building projects undertaken throughout this year our balance sheet remains in a healthy position.

THANKS:

I would like to thank all the Trustees, Secretary and Treasurer for all their hard work and commitment throughout 2023.

SIGNED

A handwritten signature in black ink, appearing to read 'H. Clarke', written over a horizontal line.

HAROLD CLARKE VICE CHAIR

COMMONALTY CHARITY LANDS

DATED 27/08/2024

COPY TO PCC



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
THE COMMONALTY CHARITY LANDS 235385

Receipts and payments accounts

CC16a

For the period from 01-01-23 To 31-12-23

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year (2022) to the nearest £
A1 Receipts					
RENTS	111,153 -	-	-	-	107,639
BANK INTEREST	2,391 -	-	-	-	291
WAYLEAVES	-	-	-	-	50
PUBLIC TOILETS	184 -	-	-	-	217
INSURANCE REFUNDS	152 -	-	-	-	-
ELECTRICITY REFUNDS	264 -	-	-	-	-
RATES REFUND	-	-	-	-	563
Sub total (Gross income for AR)	114,144 -	-	-	-	108,760 -
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	114,144 -	-	-	-	108,760 -
A3 Payments					
MAINTENANCE & REPAIRS	111,660 -	-	-	-	100,811 -
INSURANCE	12,694 -	-	-	-	10,184 -
ELECTRICITY & GAS	1,928 -	-	-	-	976 -
LEGAL & PROFESSIONAL	3,464 -	-	-	-	3,347 -
RATES	7,600 -	-	-	-	851 -
MANAGEMENT COSTS	11,986 -	-	-	-	10,787 -
WELFARE PAYMENTS	800 -	-	-	-	800 -
DONATIONS	250 -	-	-	-	-
BANK CHARGES	118 -	-	-	-	151 -
Sub total	150,500 -	-	-	-	127,907 -
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	150,500 -	-	-	-	127,907 -
Net of receipts/(payments)	< 36,356 >	-	-	-	< 19,147 >
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	296,043 -	-	-	-	315,190 -
Cash funds this year end	259,687 -	-	-	-	296,043 -

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	BANK	259,687 -	-	-
		-	-	-
		-	-	-
	Total cash funds	-	-	-
(agree balances with receipts and payments account(s))				

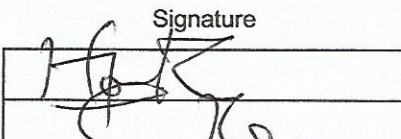
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	INVESTMENT PROPERTIES	2,539,904 -	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	HAROLD CLARKE	27/08/2024

THE COMMONALTY CHARITY LANDS

England & Wales - Charity number 235385

Accounts

Section A Receipts and payments				
A1 Receipts				
Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year (2021) to the nearest £
107,639				101,549
RENTS				16
BANK INTEREST				52
WAVELEAVES				142
INSURANCE REFUND				256
LEGAL FEES REFUND				
PUBLIC TOILETS				
RATES REFUND				
Sub total				
107,639				102,015
A2 Asset and investment sales, etc				
Total receipts				
100,811				95,027
MAINTENANCE & REPAIRS				
INSURANCE				8,860
ELECTRICITY & GAS				952
LEGAL & PROFESSIONAL				2,799
RATES				1,698
MANAGEMENT COSTS				8,271
WELFARE PAYMENTS				800
DONATIONS				3311
BANK CHARGES				
Sub total				
127,907				121,718
A4 Asset and investment purchases, etc				
Total payments				
127,907				216,310
Net of receipts/(payments)				338,028
< 19,147				< 236,013
A5 Transfers between funds				
A6 Cash funds last year end				
315,190				315,190
Cash funds this year end				
296,043				

Charity name: THE COMMONALTY CHARITY LANDS

Charity number (if any): 235385

For the period from (start date) 010122 to (end date) 311223

ANNUAL REPORT 1ST JANUARY UNTIL DECEMBER 2022

TRUSTEES:

In June 2022 Chairman Mr R Duckworth announced his retirement from the Commonalty Charity. It was agreed by the trustees that the Vice Chairman Mr R Biss would act as Chairman until the election of officers in January 2023. Three new Trustees were appointed during the year Mr Nigel Creighton, Mr Hugh Vincent and Mr Will Pullen.

MEETINGS:

Meetings are now held monthly rather than six times a year, which is working well.

NEW TENANTS:

Towards the end of 2022, 7 Streamside Walk became vacant, interviews took place and new tenants were chosen. The new tenancy will commence in January 2023.

ALMHOUSES:

No 14 High Street is to undergo modernisation of the kitchen and bathroom. In addition, the staircase is to be renovated. At the request of the trustees a local architect was instructed to draw up plans. Trustees felt that even though the work will be expensive it will be to the benefit of the both future tenants and the charity.

GENERAL REPAIRS TO OUR HOUSING STOCK:

It has been a busy year with two properties requiring new roofs. Boiler replacements along with general plumbing and repairs have taken place at other properties.

With 2 South Street becoming vacant the opportunity arose to modernise the kitchen, and the bathroom, the house was also decorated throughout. The tenants of 3 South Street moved into 2 South Street as extensive planned work required at 3 South Street could not be undertaken whilst the property was still occupied.

PUBLIC TOILETS:

Re-opened once Covid restrictions were lifted, a pay increase was given to the cleaner.

GAS SERVICING:

Annual gas servicing and safety tests continue to be carried out.

ELECTRICAL SAFETY TESTS:

Being carried out at all of our properties as directed under new legislation.

EPC:

Being carried out as required at all our properties.

PROPERTY INSPECTIONS: Independent inspection are being undertaken by Symonds and Sampsons Estate Agents.

ANNUAL INSURANCE: Renewed: Like many other charities and organisations we have been faced with increased payments due to the economic climate.

WELFARE: Financial assistance was given to disadvantaged children at Millborne Port Primary School to ensure that they would have the opportunity to attend any educational trips organised as part of the curriculum.

HOUSES, COMMERCIAL PROPERTIES, FIELD RENTS: It was felt that no increases to rents could be justified in a post covid economic climate.

RENT ARREARS: Payment is being made on a regular basis.

HONORARIUMS: Secretary's increased by a £1,000 and Treasurer's by 10%.

FINANCE: Our balance sheet remains in a healthy position inspite of the increase in the number of repairs and building projects undertaken throughout this year.

THANKS: I would like to thank all the Trustees, Secretary and Treasurer for all their hard work and commitment throughout 2022.



HAROLD CLARKE VICE CHAIRMAN

COMMONALTY CHARITY LANDS

DATED

30. June. 2023

COPY TO PCC

Report to the trustees/members of

On accounts for the year ended 31-12-2022 Charity no 235385

Set out on pages One (1)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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


I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below) in connection with the examination which gives me cause to believe that in, any material respect:

• accounting records were not kept in accordance with section 130 of the Act or

• the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:  Date: 30-10-2023

Name: M.A. FREEMAN

Relevant professional qualification(s) or body (if any): C.I.M.A. (not qualified)

Address: 16 OSGROVE LANE MILBORNE FORT SHELDON ROSET DT9 5DE

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October 2018

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THE COMMONALTY CHARITY LANDS

England & Wales - Charity number 235385

Accounts



Section A

Independent Examiner's Report

Report to the trustees/
members of

THE COMMONALTY CHARITY LANDS

On accounts for the year
ended

31st DECEMBER 2021

Charity no
(if any)

235 385

Set out on pages

One (1)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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

Independent
examiner's statement

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (~~other than that disclosed below*~~) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

28 - June - 2022

Name:

M. A. FREEMAN

Relevant professional
qualification(s) or body

C.I.M.A. (part qualified)

(if any):

--

Address:

16 ORCHARD WALK
MILBORNE POOT
SHERBORNE, DORSET DT9 5DE

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

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Charity name

Charity number (if any)

For the period from (start date)

to (end date)

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year 2020 to the nearest £
A1 Receipts					
RENTS	101,549				102,987
BANK INTEREST	16				173
WAYLEAVES	52				52
RATES REFUND	—				348
INSURANCE REFUND	142				
LEGAL FEES REFUND	256				
<i>Sub total</i>					103,560
A2 Asset and investment sales, etc					
					336,060
<i>Total receipts</i>	102,015				439,620
A3 Payments					
MAINTENANCE & REPAIRS	95,027				49,183
INSURANCE	8,860				8,791
ELECTRICITY & GAS	952				849
LEGAL & PROFESSIONAL	2,799				933
RATES	1,698				3,358
MANAGEMENT COSTS	8,271				6,582
WELFARE PAYMENTS	800				1,201
DONATIONS	331				—
<i>Sub total</i>	121,718				
A4 Asset and investment purchases, etc					
	216,310				
<i>Total payments</i>	338,028				70,897
<i>Net of receipts/(payments)</i>	< 236,013 >				368,723
A5 Transfers between funds					
	—				
A6 Cash funds last year end					
	551,203				182,480
<i>Cash funds this year end</i>	315,190				551,203

Section B

Statement of assets and liabilities at the end of the period

	Details	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £
B1 Cash funds	BANK	315,190		
	<i>Total cash funds (agree balances with receipts and payments account(s))</i>	315,190		

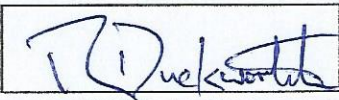
	Details	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £
B2 Other monetary assets	INVESTMENT PROPERTIES	2,539,904		

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets				

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use				

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities				

Signed by one or two trustees on behalf of all the trustees

Signature	Print name	Date of approval
	RICHARD DUCKWORTH	28/06/22

**COMMONALTY CHARITY LANDS
CHARITY NO 235385**

ANNUAL REPORT 1ST JANUARY UNTIL DECEMBER 2021

TRUSTEES RETIRING

Mr E Davis resigned from the Trustees this year and he was thanked for his long and dedicated service to the Trust.

PURCHASING NEW HOUSING STOCK

During 2021 we completed the purchase of the 71 Prankerd's Road property. We were able to pay cash for it and not take up any Loan. This property was in a superb condition needing hardly any work done to it.

NEW TENANTS

For No 2 & 15 High Street and No 71 Prankerd's New tenants were chosen during the year, No 15 High Street was from our Alms House Stock, and tenants chosen under the rules for Almshouses.

RENT ARREARS

This payment is still being paid on a regular basis.

PUBLIC TOILETS

Nothing to report this year, but during Covid they were closed for a while.

ANNUAL INSURANCE

This was looked into, and renewed negotiating the best price for our requirements.

WELFARE

During 2021 we have managed to help quite a few people who had troubles perhaps with having to go long distance to visit Husbands/Wives /Children in hospital.

Help was given to the Primary School to help some disadvantaged children whose parents could not afford to send them to go on an Educational trip to Bude

The Trust this year bought a **Defibrillator** for the benefit of our Village

HOUSING RENTS

There was a slight increase to some of our Housing rents by approximately £5 per month.

COMMERCIAL PROPERTIES

The rents increased slightly on all our Commercial properties in 2021.

FIELDS

There were no increases in any of our Fields that we rent out.

HONORARIUMS

During 2021 this was increased by 25% for the Treasurer, and it was agreed that the Secretary should have an increase up to £7,000 per year, due to the large amount of work she has to do.

FINANCE

As you see from our balance sheet we are in a very sound position, even with the purchase of No 71 Prankerd's Road, this allows us to keep our properties in good condition with alterations and repairs.

ALMSHOUSES

We have finished the alterations we needed to do to an empty Almshouse, before we let it again

MEETING PLACE

It was decided the Trustees would not meet in the Guildhall anymore as a fire risk was flagged up, as there are steep stairs, and only one exit. The meetings other than Zoom meetings are now being held at the Village Hall.

GAS SERVICES

The Gas Checks are done to all of our properties every year.

ELECTRICAL CHECKS

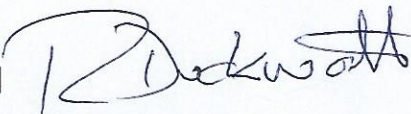
Checks to the electricians are done as and when they were needed and tested.

GENERAL REPAIRS

Many general repairs were done during the year as and when they were required alterations carried out to empty properties.

THANKS

I would like to thank all the Trustees, the Secretary and Treasurer for all their hard work and help during 2021.

Signed 

**Richard Duckworth (Chair)
Commonalty Charity Lands**

Copy to PCC

THE COMMONALTY CHARITY LANDS

England & Wales - Charity number 235385

Accounts



Section A

Independent Examiner's Report

Report to the trustees/ members of

THE COMMONALTY CHARITY LANDS

On accounts for the year ended

31st DECEMBER 2020

Charity no (if any)

235 385

Set out on pages

1 + 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

M. Freeman

Date:

12/10/21

Name:

M. A. FREEMAN

Relevant professional qualification(s) or body (if any):

C.I.M.A. (part qualified)

Address:

16 ORCHARD WALK, MILBORNE PORT,

SHERBORNE, DORSET

DT9 5DE



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name: THE COMMONALTY CHARITY LANDS No of any: 235385

Receipts and payments accounts

CC16a

For the period from 01/01/2020 To 31/12/2020

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
RENTS	102,987 -	-	-	-	101,625 -
BANK INTEREST	173 -	-	-	-	319 -
WAY LEASES	51 -	-	-	-	51 -
RATES REFUND	349 -	-	-	-	-
REPAIRS REFUND	-	-	-	-	20 -
DONATION	-	-	-	-	1,000 -
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	103,560 -	-	-	-	103,015 -
A2 Asset and investment sales, (see table).					
	336,060 -	-	-	-	-
	-	-	-	-	-
Sub total	336,060 -	-	-	-	-
Total receipts	439,620 -	-	-	-	-
A3 Payments					
MAINTENANCE & REPAIRS	49,183 -	-	-	-	54,478 -
INSURANCE	8,791 -	-	-	-	7,673 -
ELECTRICITY & GAS	849 -	-	-	-	984 -
LEGAL & PROFESSIONAL	933 -	-	-	-	1,525 -
RATES	3,358 -	-	-	-	3,697 -
MANAGEMENT COSTS	6,582 -	-	-	-	6,668 -
WELFARE PAYMENTS	1,201 -	-	-	-	2,300 -
DONATIONS	-	-	-	-	125 -
	-	-	-	-	-
Sub total	70,897 -	-	-	-	77,450 -
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	77,450 -
Total payments	70,897 -	-	-	-	77,450 -
Net of receipts/(payments)	368,723 -	-	-	-	25,565 -
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	182,481 -	-	-	-	156,916 -
Cash funds this year end	551,204 -	-	-	-	182,481 -

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	BANK	551,204-	-	-
		-	-	-
		-	-	-
	Total cash funds	-	-	-
(agree balances with receipts and payments account(s))				

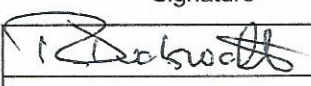
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	INVESTMENT PROPERTIES	UNRESTRICTED	-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature 	Print Name RICHARD DUCKWORTH (CHAIR)	Date of approval 12/10/21
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**COMMONALTY CHARITY LANDS
CHARITY NO 235385**

ANNUAL REPORT 1ST JANUARY UNTIL 31st DECEMBER 2020

Meetings

During the year 2020 there were only two physical meetings of the Trustee's due to the **Covid Pandemic**. The meetings from that time onward were by Zoom Meetings over the Internet, as and when we had a big issue to discuss.

NEW TRUSTEES

During 2020 we welcomed Harold Clarke (PCC) onto the Trustees

NEW LOCAL AUTHORITY PARTNERS

The Parish Church PCC have taken over now from Milborne Port Parish Council, as our Local Authority Partner during 2020 and this is working well. This change was agreed by the Charity Commissioners

GENERAL HOUSING STOCK

During 2020 we have undertaken many repairs, large and small, and as and when they were needed to our Housing Stock, along with Electrical checks when required and the Annual Gas Servicing/Safety Checks.

SANSOMES HILL COTTAGE

Sansomes Hill Cottage had a few alterations made, and is now for Sale
(More on this in 2021 report)

NO 2 HIGH STREET VACANT

During the year this House became vacant, and the Property Committee visited and agreed changes that had to be made. Quotes for the works were received in December, and a builder chosen to do this work.

NEW PROPERTIES

Details of possible properties to purchase were received, and Members of the Property Committee were visiting them in early (Jan 2021)

PUBLIC TOILETS

These are running smoothly with the Parish Council helping with the day today running costs, and this seems to be working well. During the Lockdown they have been closed for a short period.

ANNUAL INSURANCE

This was renewed negotiating the best price for our requirements.

ELECTRICAL/GAS CHECKS

Gas checks are done on a yearly basis to all of our properties, and Electrical checks done as well. New Fire Alarms were fitted to a number of our Properties. A number of repairs were done during the year, including new Gas Boilers where they were needed.

WELFARE

During 2020 we have managed to help quite a few people, who had troubles, perhaps with having to go long distance, to visit Husbands/Wives /Children in Hospital. Help was given to the Primary School to help some disadvantaged children whose parents could not afford to send them to go on an Educational trip to Bude.

HOUSING RENTS

During 2020 there were no increases in Rent for our Housing stock due to the Covid Pandemic, and some were out of work. All tenants written to saying if they were having problems, to contact Trust so a plan could be drawn up to help them.

COMMERCIAL PROPERTIES

During 2020 there was no increase to the Commercial Properties as Trustees wanted to help keep these services in the Village

FIELDS

No Increase to the rents to our two fields

HONORARIUMS

During 2020 this was increased by 5% for both the Secretary and Treasurer.

FINANCE

As you see from our balance sheet we are in a very sound position that allows us to keep our properties in good condition with alterations and repairs. And we are actively looking to buy two starter type homes.

ALMSHOUSES

These are kept in good order, and No 1 Higher Gunville had new Front Door fitted. 16 & 17 High Street have had the old Stone Sheds removed, and new wooden ones will be put in their place.

Stair lift a stair lift was fitted to no 15 High Street; this was purchased and not rented, as it is in an Almshouse.

New Tenant

Possible new Tenants were interviewed for one off our Almshouse in Higher Gunville, and it was later given to a Gentleman.

MEETING NIGHTS NEW VENUE

Meeting nights are now held in the **Village Hall**, for Health and Safety reasons and this is working well. From the middle part of the year we have held Zoom Meetings, and these helped us carry on with our work safely, during the Covid Crisis.

THANKS

I would like to thank all the Trustees, the Secretary Helen and Treasurer Martin, for all their hard work and help during 2020, which had its challenges due to the Covid Crisis

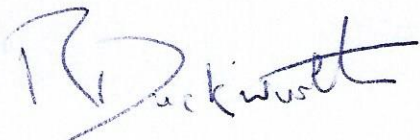
SIGNED Richard Duckworth

Richard Duckworth (CHAIR)

COMMONALTY CHARITY LANDS

DATED 20th October

2021

A handwritten signature in blue ink that reads "Richard Duckworth". The signature is written in a cursive style with a large initial "R" and "D".