



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

THE COMMONALTY CHARITY LANDS

**On accounts for the year  
ended**

31<sup>st</sup> 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. A. 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 235385

## Receipts and payments accounts

CC16a

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

### Section A Receipts and payments

|   | Unrestricted funds<br>to the nearest £ | Restricted funds<br>to the nearest £ | Endowment funds<br>to the nearest £ | Total funds<br>to the nearest £ | Last year<br>to the nearest £ |
|---|--|--------------------------------------|-------------------------------------|---------------------------------|-------------------------------|
| <b>A1 Receipts</b>                                    |  |                                      |                                     |                                 |                               |
| RENTS   | 102,987 -                              | -                                    | -                                   | -                               | 101,625 -                     |
| BANK INTEREST   | 173 -                                  | -                                    | -                                   | -                               | 319 -                         |
| WAY LEASES  | 51 -                                   | -                                    | -                                   | -                               | 51 -                          |
| RATES REFUND  | 349 -                                  | -                                    | -                                   | -                               | -                             |
| REPAIRS REFUND  | -                                      | -                                    | -                                   | -                               | 20 -                          |
| DONATION  | -                                      | -                                    | -                                   | -                               | 1,000 -                       |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
| <b>Sub total (Gross income for AR)</b>                | <b>103,560 -</b>                       | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>103,015 -</b>              |
| <b>A2 Asset and investment sales, (see table).</b>    |  |                                      |                                     |                                 |                               |
|   | 336,060 -                              | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
| <b>Sub total</b>                                      | <b>336,060 -</b>                       | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>-</b>                      |
| <b>Total receipts</b>                                 | <b>439,620 -</b>                       | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>-</b>                      |
| <b>A3 Payments</b>                                    |  |                                      |                                     |                                 |                               |
| MAINTENANCE & REPAIRS                                 | 49,183 -                               | -                                    | -                                   | -                               | 54,478 -                      |
| INSURANCE   | 8,791 -                                | -                                    | -                                   | -                               | 7,673 -                       |
| ELECTRICITY & GAS                                     | 849 -                                  | -                                    | -                                   | -                               | 984 -                         |
| LEGAL & PROFESSIONAL                                  | 933 -                                  | -                                    | -                                   | -                               | 1,523 -                       |
| RATES   | 3,358 -                                | -                                    | -                                   | -                               | 3,697 -                       |
| MANAGEMENT COSTS                                      | 6,582 -                                | -                                    | -                                   | -                               | 6,668 -                       |
| WELFARE PAYMENTS                                      | 1,201 -                                | -                                    | -                                   | -                               | 2,300 -                       |
| DONATIONS   | -                                      | -                                    | -                                   | -                               | 125 -                         |
|   | -                                      | -                                    | -                                   | -                               | -                             |
| <b>Sub total</b>                                      | <b>70,897 -</b>                        | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>77,450 -</b>               |
| <b>A4 Asset and investment purchases, (see table)</b> |  |                                      |                                     |                                 |                               |
|   | -                                      | -                                    | -                                   | -                               | -                             |
|   | -                                      | -                                    | -                                   | -                               | -                             |
| <b>Sub total</b>                                      | <b>-</b>                               | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b><del>11,450</del> -</b>    |
| <b>Total payments</b>                                 | <b>70,897 -</b>                        | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>77,450 -</b>               |
| <b>Net of receipts/(payments)</b>                     | <b>368,723 -</b>                       | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>25,565 -</b>               |
| <b>A5 Transfers between funds</b>                     | <b>-</b>                               | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>-</b>                      |
| <b>A6 Cash funds last year end</b>                    | <b>182,481 -</b>                       | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>156,916 -</b>              |
| <b>Cash funds this year end</b>                       | <b>551,204 -</b>                       | <b>-</b>                             | <b>-</b>                            | <b>-</b>                        | <b>182,481 -</b>              |



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

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

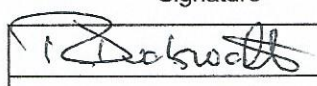
|                          | Details | Unrestricted funds<br>to nearest £ | Restricted funds<br>to nearest £ | Endowment funds<br>to nearest £ |
|--------------------------|---------|------------------------------------|----------------------------------|---------------------------------|
| B2 Other monetary assets |         | -                                  | -                                | -                               |
|                          |         | -                                  | -                                | -                               |
|                          |         | -                                  | -                                | -                               |
|                          |         | -                                  | -                                | -                               |
|                          |         | -                                  | -                                | -                               |
|                          |         | -                                  | -                                | -                               |
|                          |         | -                                  | -                                | -                               |

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

|  | 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 | 12/10/21         |
|   | (Chair)           |                  |

**COMMONALTY CHARITY LANDS**  
**CHARITY NO 235385**

**ANNUAL REPORT 1<sup>ST</sup> 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 Tennant**

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

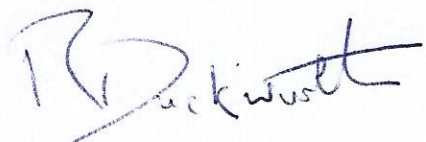
**SIGNED** Richard Duckworth

**Richard Duckworth (CHAIR)**

**COMMONALTY CHARITY LANDS**

**DATED 20th October**

**2021**

A handwritten signature in blue ink, appearing to read 'R. Duckworth', is written over a light blue horizontal line.