



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 PONT

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.



Charity name THE COMMONALTY CHARITY LANDS

Charity number (if any) 235385

For the period from (start date) 010121

to (end date) 311222

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				
Sub total					103,560
A2 Asset and investment sales, etc					336,060
Total receipts	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				—
Sub total	121,718				
A4 Asset and investment purchases, etc	216,310				
Total payments	338,028				70,897
Net of receipts/(payments)	< 236,013 >				368,723
A5 Transfers between funds	—				
A6 Cash funds last year end	551,203				182,480
Cash funds this year end	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				

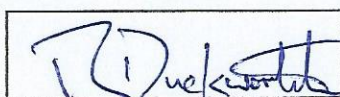
	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities				

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 Pranker'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 Pranker'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

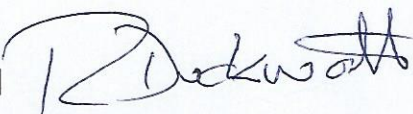
Checks to the electrics are done as and when they were needed and tested.

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

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