



Charity name

THE COMMUNITY CHARITY LANDS

Charity number (if any)

235385

For the period from (start date)

010122

to (end date)

311223

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 £
RENTS	107,639				101,549
BANK INTEREST	291				16
HAYLEAVES	50				52
INSURANCE REFUND					142
LEGAL FEES REFUND					256
PUBLIC TOILETS	217				
RATES REFUND	563				
Sub total					
A2 Asset and investment sales, etc					
Total receipts	108,490				102,015

A3 Payments

MAINTENANCE & REPAIRS	100,811				95,027
INSURANCE	10,184				8,860
SUBSTANTIALITY & GAS	976				952
LEGAL & PROFESSIONAL	3347				2,799
RATES	851				1,698
MANAGEMENT COSTS	10,727				8,271
WELFARE PAYMENTS	800				800
DONATIONS					3311
BANK CHARGES	151				
Sub total	127,907				121,718
A4 Asset and investment purchases, etc	-				216,310
Total payments	127,907				338,028
Net of receipts/(payments)	< 19,147 >				< 236,013 >
A5 Transfers between funds	-				-
A6 Cash funds last year end	315,190				551,203
Cash funds this year end	296,043				315,190

Details

3

3

3

Details

3

3

3

Details

asset belongs

(optional)

(optional)

Details

asset belongs

(optional)

(optional)

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

Signature

Print name

Date of approval

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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.

ALMSHOUSES:

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.

SIGNED


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

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

Responsibilities and basis of report

Independent Examiner's statement

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.

Signed:

Name:

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

Address:

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