

## **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 1<sup>st</sup> January and 31<sup>st</sup> 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 1<sup>st</sup> 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%.

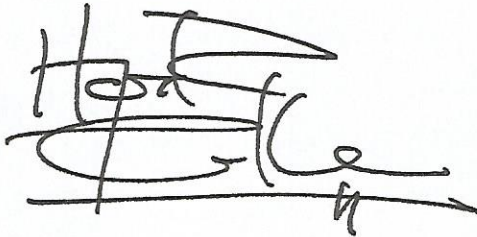
**FINANCE:**

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 £
<b>A1 Receipts</b>					
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
<b>Sub total (Gross income for AR)</b>	<b>114,144 -</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>108,760 -</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>114,144 -</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>108,760 -</b>
<b>A3 Payments</b>					
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 -
<b>Sub total</b>	<b>150,500 -</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>127,907 -</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>150,500 -</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>127,907 -</b>
<b>Net of receipts/(payments)</b>	<b>&lt; 36,356 &gt;</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>&lt; 19,147 &gt;</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>296,043 -</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>315,190 -</b>
<b>Cash funds this year end</b>	<b>259,687 -</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>296,043 -</b>



## 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 -	-	-
		-	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	-	-	-
(agree balances with receipts and payments account(s))				

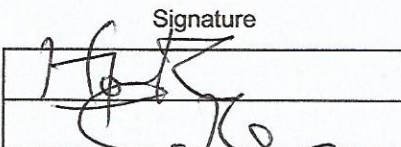
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	INVESTMENT PROPERTIES	2,599,904 -	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	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
	HAROLD CLARKE	27/08/2024