

ANNUAL REPORT 1ST JANUARY UNTIL DECEMBER 2024

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.

ALMSHOUSES: 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 handymen.

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.

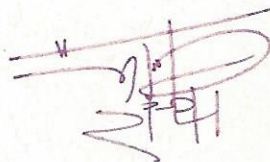
The lease for the Butcher's shop was renewed for a further 5 years. The tenancy of the flat above the shop which in the past has been part of the lease has been relinquished and returned to Commonalty Trust control.

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

**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:

Date:

28-10-2025

Name:

MARTIN FREEMAN

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

CIMA (not qualified)

Address:

16 OAKLAND WALK, MILBOLDE FORT,

SHERBOURNE, DORSET

DT9 5DE

[illegible]

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

Categories

B1 Cash funds

518

Unrestricted

Restricted

Endowment

Total cash funds

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

Unrestricted

Restricted

Endowment

Details

spunj
BOJIBCOJIB

spunj
D33D1N62N

spun
WALLMOUTH

B2 Other monetary assets

INVESTMENT PORTFOLIO

2,559.904

•

B3 Investment assets

Details

asset belongs

(optional) 100%

(optional)

B4 Assets retained for the charity's own use

Details

asset belongs

(unclassified) 1002

(optional)

charity's own use

Details

संस्कृत-विभाग

(optional)

(muorpo)

B5 Liabilities

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

Signature

Print Name _____

Date of