# ALLOTMENT IN LIEU OF COMMON RIGHTS
# also known as
# CHESHUNT COMMON RIGHTS TRUST

## ACCOUNTS FOR THE YEAR ENDED
## 30th SEPTEMBER 2025

**ALLOTMENT IN LIEU OF COMMON RIGHTS**
**also known as**
**CHESHUNT COMMON RIGHTS TRUST**
**(Registered as a Charity Number 205824)**

**ACCOUNTS FOR THE YEAR ENDED**
**30th SEPTEMBER 2025**

The Allotment in Lieu of Common Rights is constituted by Act of Parliament dated 6th December 1813 and by Order of the High Court on 12th June 1941.

The trustees who served during the year ended 30th September 2025 were:-

Mr P Seeby
Mr M Scott
Mr B Claxton
Mr A Morrison
Mr S Sorce
Mr J Pearce
Rev'd E. Hanshaw

Trustees are appointed by the Local Authority, currently the Borough of Broxbourne.

The address of the Charity is Meadowcroft, Andrews Lane, Cheshunt, Herts, EN7 6SP

The object of the Charity is to distribute annually to successors by residence of the original cottagers, income arising from lands formerly Common at Cheshunt.

During the year, the Trustees did not declare a dividend for distribution per right.

On behalf of the Trustees:

J Pearce ~ Trustee 26.8.26
Date: 2026

26/08/26

M Scott ~ Trustee
Date: 2026

M.A.C Scott

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## STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the profit or loss of the charity for that period. In preparing those financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with resonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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**No 205824**

## STATEMENT OF FINANCIAL POSITION AS AT 30th SEPTEMBER 2025

| | Notes | 2025 £ | 2025 £ | 2024 £ | 2024 £ |
|---|---|---|---|---|---|
| **INVESTMENTS** | | | | | |
| Charities Official Investment Fund 3963.43 income shares | 3 | | 76,875 | | 80,984 |
| M&G Investments Charifund 1914.374 income shares | 4 | | 31,056 | | 29,074 |
| | | | 107,931 | | 110,058 |
| **CURRENT ASSETS** | | | | | |
| Debtors | | 2,050 | | 1,080 | |
| Other debtors | | 3,548 | | 5,688 | |
| | | 5,598 | | 6,768 | |
| Cash at bank: | | | | | |
| CAF Gold account | | 121,079 | | 94,700 | |
| Virgin Money account | | 27,282 | | 26,925 | |
| Shawbrook Bank 1 year fixed term deposit account | | 34,867 | | 33,434 | |
| CafCash account | | 975 | | 1,001 | |
| | | 189,801 | | 162,828 | |
| **CURRENT LIABILITIES** | | | | | |
| **Payable within one year** | | | | | |
| Creditors and accruals | | (4,897) | | (7,390) | |
| | | (4,897) | | (7,390) | |
| | | | 184,904 | | 155,438 |
| **NET CURRENT ASSETS** | | | 292,835 | | 265,496 |
| **UNCLAIMED DIVIDENDS** | | | | | |
| (2003 to 2025 inclusive) | | | (6,649) | | (6,649) |
| **NET ASSETS** | | | £ 286,186 | | £ 258,847 |
| **PERMANENT ENDOWMENT** | 3 | | 34,469 | | 34,469 |
| **RESERVE FUND** | 5 | | 20,193 | | 20,193 |
| **GENERAL FUND** | | | 231,524 | | 204,185 |
| | | | £ 286,186 | | £ 258,847 |

Approved on behalf of the trustees on the

J Pearce ~ Trustee

Pearce.

Date: 2026
26.8.26

M Scott ~ Trustee

MAC Scott.

26.8.26

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**STATEMENT OF FINANCIAL ACTIVITIES**
**FOR THE YEAR ENDED 30th SEPTEMBER 2025**

| | 2025 | | 2024 | |
|---|---|---|---|---|
| | £ | £ | £ | £ |
| **INCOMING RESOURCES** | | | | |
| Charities Official Investment Fund | | 2,229 | | 2,176 |
| M&G Investments Charifund | | 1,780 | | 1,656 |
| Bank deposit interest | | 4,033 | | 2,902 |
| Lease premium income | | - | | - |
| Tanfield Farm boundary income | | 14,625 | | - |
| Rent receivable: | | | | |
| Hertfordshire County Council | | 1,211 | | 934 |
| Arqiva | | 7,550 | | 5,783 |
| Rafferty & Lamb | | - | | - |
| Cornwell/Moxham | | 321 | | 428 |
| Wayleaves | | - | | 98 |
| Mr Tony Thomas | | - | | - |
| Robert Parr | | 2,550 | | 2,550 |
| Jennifer Giles | | 671 | | 659 |
| Eastern Power | | - | | 6 |
| Stefan Moore | | 1,093 | | 1,054 |
| | | 36,064 | | 18,246 |
| **EXPENDITURE** | | | | |
| Direct charitable expenditure: | | | | |
| Dividends declared during the year | - | | - | |
| | - | | - | |
| Agent's fees and commissions | 1,200 | | 600 | |
| Repairs and maintenance | - | | - | |
| Telephone | - | | 25 | |
| Clerk's remuneration | - | | 4,264 | |
| Postage, stationery and computer expenses | - | | 162 | |
| Transport | - | | 93 | |
| Accountancy fees | 4,892 | | 3,600 | |
| Insurance | 446 | | 447 | |
| Sundry | - | | 64 | |
| Bank charges | 60 | | 65 | |
| Legal and professional | - | | - | |
| | 6,598 | | 9,319 | |
| | | 6,598 | | 9,319 |
| **NET INCOMING RESOURCES** | | 29,466 | | 8,928 |
| **FUNDS** brought forward | | 204,185 | | 185,946 |
| | | 233,651 | | 194,873 |
| Revaluation of Investments held | | (2,127) | | 9,312 |
| **FUNDS** transfer to Permanent Endowment Fund | | - | | - |
| **FUNDS** available for dividend carried forward | | £ 231,524 | | £ 204,185 |

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**NOTES TO THE ACCOUNTS**
**FOR THE YEAR ENDED 30th SEPTEMBER 2025**

1 **ACCOUNTING POLICIES**

These accounts have been prepared under the historical cost convention and in accordance with applicable accounting standards and the Charities SORP (Statement of Recommended Practice "Accounting by Charities")

2 **FIXED ASSETS**

The Common Land from which the Charity derives its income is not capitalised in these accounts as the Trustees are empowered to hold the land in perpetuity by Act of Parliament,

3 **PERMANENT ENDOWMENT FUND**

| | 2025 £ | 2024 £ |
|---|---|---|
| Original investment of COIF shares | 800 | 800 |
| Proceeds arising from compensation for land encroachment | 27,500 | 27,500 |
| Interest accrued on proceeds held in respect of compensation for land encroachment | 169 | 169 |
| Adjustment from General Fund to reflect the proceeds received in the year ended 30/09/05 in respect of grant of easement | 6,000 | 6,000 |
| | 34,469 | 34,469 |

The Permanent Endowment Fund represents funds that must be retained permanently by the Trust. Income from the fund can be used in accordance with the objectives of the charity.

The market value of the fund at 30 September 2025 was £76,875 (2024: £80,984)

4 **M&G INVESTMENTS CHARIFUND**

| | 2025 | 2024 |
|---|---|---|
| Original investment of M&G shares | 25,000 | 25,000 |
| | 25,000 | 25,000 |

The market value of the fund at 30 September 2025 was £31,055 (2024: £29,074)

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**FOR THE YEAR ENDED 30th SEPTEMBER 2025**

## 5 RESERVE FUND

| | 2025 | 2024 |
|---|---|---|
| Opening balance | 20,193 | 20,193 |
| Unclaimed dividends adjustment | 0 | 0 |
| | 20,193 | 20,193 |

Reserve funds are available for use at the discretion of the trustees. The Trustees have adopted a policy of prudence in respect of the reserve fund to ensure that funds are available to cover the future expenditure of the Trust.

## 6 TRUSTEES' REMUNERATION AND EXPENSES

No remuneration directly or indirectly out of the funds of the Charity was paid or is payable for the year to any Trustee or to any person or persons known to be connected with any of them.

No reimbursement of expenses has been made or is due to be made to any of the Trustees in respect of the year.

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# CHARTERED ACCOUNTANTS REPORT TO THE TRUSTEES

**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

In accordance with the engagement letter dated 30 July 2024 we have prepared for your approval the financial statements of Cheshunt Common Rights Trust for the year ended 30 September 2025 on pages 1 to 5 from the accounting records and information and explanations you have given us.

This report is made solely to you, in accordance with the terms of our engagement. Our work has been undertaken solely to prepare, for your approval, the financial statements of The Cheshunt Common Rights Trust and state those matters that we have agreed to state to you in this report. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than you for our work or for this report.

You have approved the financial statements for the year ended 30 September 2025 and have acknowledged your responsibility for them, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary for their compilation.

We have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Azets

AZETS
5 Yeomans Court
Ware Road
Hertford
Herts SG13 7HJ

Date: 27/08/2026