SUDBURY COMMON LANDS CHARITY

ACCOUNTS
31 DECEMBER 2025

MOORE GREEN
CHARTERED ACCOUNTANTS
SUDBURY SUFFOLK

SUDBURY COMMON LANDS CHARITY

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31 DECEMBER 2025

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SUDBURY COMMON LANDS CHARITY

CHARITY INFORMATION

CLERK TO THE TRUSTEES AND PRINCIPAL ADDRESS OF THE CHARITY	A Bentley Esq The Christopher Centre 10 Gainsborough Street Sudbury Suffolk CO10 2EU
SENIOR RANGER	A Faiers Esq
BANKERS	Barclays Bank Plc 35 Market Hill Sudbury Suffolk CO10 2EP
INDEPENDENT EXAMINERS	Moore Green 22 Friars Street Sudbury Suffolk CO10 2AA
INVESTMENT MANAGERS	Quilter Plc One Kingsway London WC2B 6AN
REGISTERED CHARITY NUMBER	212222

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT
YEAR ENDED 31 DECEMBER 2025

TRUSTEES

The Trustees of the Charity are the same as those of the Sudbury Municipal Charities (SMC) with the addition of up to four nominative trustees appointed by the Freemen.

At 31 December 2025 the Trustees (together with their current term of office) were as follows:

Representative Trustees

Mrs S Hobson (February 2022-2026)
K Robins (November 2022-2026)
R Bentley (Vice Chair) (February 2023-2027)
D Dale (July 2022-2026)
F Wheeler (November 2024-2028)
G Hume (November 2025-2029)

Co-Optative Trustees

P Fulcher (July 2023-2028)
The Reverend R Titford (February 2025-2030)
M Geddes (July 2022-2027)
R Kemsley (November 2021-2026)
B Ford (July 2024-2029)
T Ogle (May 2025-2030)

Nominative (Freemen) Trustees

Mr M Wheeler (July 2024-2029)
Mrs ALE Brown (July 2024-2029)
Mrs L Hunt (July 2024-2029)
Mr N Eley (Chairman) (July 2024-2029)

On appointment new trustees sign a declaration committing them to giving of their time and expertise.

The trustees meet as a full committee four times a year, interspersed with meetings of the Finance committee and the Estates committee as required. Other sub committees may be formed from time to time.

The Trustees undertake an annual inspection program covering all the lands under SCLC management.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED)
YEAR ENDED 31 DECEMBER 2025

THE SCHEME

The riverside lands around Sudbury have been grazed continuously since they were first recorded by name in the late twelfth century. At that time Amicia de Clare granted rights to St John's Hospital, adjacent to Ballingdon bridge, to graze four cows and twenty sheep on Portmanscroft and Kingsmere. It is very likely that they were grazed before then.

Sudbury Common Lands Charity is the body currently charged with managing and conserving these lands for future generations.

The Sudbury Common Lands Charity was originally formed in 1897 and is now governed by the Charity Commissioners Scheme, dated 14 May 1987.

The primary objective of the Scheme is to manage the lands, property and fishing rights belonging to the charity; to be used for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

In particular the Trustees are required to manage any grazing land so as to protect and preserve it in its natural state as grazing land for the general benefit of the inhabitants of the town of Sudbury.

Subject to the approval of the Commissioners the Trustees may acquire land and buildings for appropriation and defray the cost of such acquisition out of the capital or income of the charity.

After payment of proper costs, charges and expenses associated with the management of the charity the Trustees shall apply the remainder of the income of the charity to Freemen in need, the Sudbury Freemen's Trust, the Sudbury Municipal Charities and for any charitable purposes for the general benefit of the inhabitants of the town of Sudbury.

SUDBURY COMMON LANDS CHARITY DEVELOPMENT

SCLC was formed under its present Scheme in 1987. This was triggered by the sale of Harp Close Meadow for £850,000. In the early days the charity enjoyed a large surplus of income over expenditure due to the high interest rates at the time.

The charity expanded rapidly. SCLC acquired land, property and farm equipment and recruited 2 rangers to look after its estate. As investment returns have fallen additional income has been generated through working closely with local councils using our rangers to manage the lands outlined below and ensuring income and expenditure match.

Acquired:

- 1994 The Christopher Centre
- 1998 Wardman meadows
- 2001 Grove Cottage
- 2013 Guilford meadow

Managed:

- 1990 The Croft
- 1990 Mill Acre
- 1994 Walters meadow
- 1995 to 2012 Guilford meadow
- 1996 Friars meadow
- 1996 Kone Vale
- 1996 Cornard riverside
- 1996 Valley Trail – Kingfisher to Ballingdon
- 2009 Cornard Country Park
- 2012 Valley Trail – Ballingdon to Rodbridge
- 2018 Shawlands
- 2020 Stevensons Centre field and associated areas
- 2020 Great Cornard Village Green
- 2020 Stacy Ardley Fields

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED)
YEAR ENDED 31 DECEMBER 2025

RISK MANAGEMENT

The trustees have considered and reviewed the major risks to which the charity is exposed. We have established systems and procedures to manage those risks.

The trustees consider the major operational risk to be the safety and wellbeing of the rangers, charity volunteers and members of the public using the estate. Appropriate training is given to staff and volunteers. SCLC has an ongoing Health and Safety Program overseen by NFU with regular updates.

Notices are placed throughout the estate warning members of the public of the risks when using the open access areas with animals.

The major financial risk is the volatility of investment income. This is reviewed annually with the investment advisors.

Government grants and local government projects are likely to be affected by current inflationary pressures in the country.

PUBLIC BENEFIT

The major benefit is to the people of Sudbury who have enjoyed access to the Common Lands continuously for at least 900 years. The purpose of SCLC is to manage these lands today and create a secure foundation for the future.

A regular program of walks and lectures is organized by the ranger for a wide range of interested parties, including schools and societies.

The majority of the land owned by SCLC is a local nature reserve and has been designated as a County Wildlife Site in recognition of extensive ongoing ecological and environmental work.

Grants made to Sudbury Municipal Charities and to Sudbury Freemen's Trust enable assistance to be given to aged and needy individuals in Sudbury.

SCLC owns the Christopher Centre which operates as a separate charity (Registered Charity No.112942). It provides offices and meeting rooms for local charities and organisations in the town.

FINANCIAL REVIEW

The financial statements comply with the Charities Trust Deed, the Charities Act 2011 and the Charities SORP (FRS 102). Accounting policies are detailed in note 1 to the Financial Statements.

The Trustees recognise their responsibilities in preparing these accounts, to

- Select and implement suitable accounting policies
- Ensure judgement is reasonable and prudent
- Prepare accounts on an ongoing basis
- Ensure the accuracy and transparency of records
- Safeguard the assets of the charity
- Prevent and detect fraud and other irregularities
- Comply with the above law and regulations

The Trustees financial policy is to break even on the annual income and expenditure account and to fund development from gifts and bequests from the community.

SUDBURY COMMON LANDS CHARITY

TRUSTEES' REPORT (CONTINUED)
YEAR ENDED 31 DECEMBER 2025

The Trustees' policy on reserves is to ensure that they are sufficient to meet the short-term running costs and to secure the long-term existence of the Charity.

A second requirement is to continue the successful development of SCLC by acquiring land, buildings and equipment suitable for our purpose as and when the opportunity occurs.
A fund is being established from gifts and bequests for this purpose.

SUMMARY OF ACHIEVEMENTS AND PERFORMANCE 2025

We started 2025 apprehensive about changes to staffing and uncertainty surrounding a grazier and cattle. Happily both issues were resolved successfully:
- Aaron Bibby had an excellent first year and both Senior Ranger Alex Faiers and Clerk Angie Bentley have grown markedly in confidence in their respective roles;
- New grazier Ian Tutton has built a strong working partnership with Rangers, paying his grazing fee in advance and proud to graze the Common Lands.

There has been some change in Trustee personnel over the course of the year – special thanks are offered to Peter Whiteley for 20 years dedicated service, with Tim Ogle and Guy Hume appointed as Co-optative and Representative Trustees respectively. The number of volunteers has steadily expanded with regular enquiries being received.

Financially the Charity has strengthened its position in 2025 by boosting its investment fund, increasing investment income, negotiating to increase our contract sums and incurring no major capital expenditure. Receipt of £16,500 was welcome following the harvest of cricket bat willows on Charity land and overall, the Charity's Finances remain very healthy.

A significant achievement was the granting by the Lands Registry of Title Absolute for the Common Lands following an application process that has lasted over ten years. This gives a further layer of legal protection into the future.

In general, the diversity of the wildlife continues to improve with a brown long eared bat identified for the first time in King's March hibernacula, hobbies and hares on Wardman's Meadows, an established otter's holt as well as good numbers of slow worms, common lizards and grass snakes. Water voles are still present as are owls, buzzards, red kites, herons, badgers and foxes. The charity were proud to learn that County Wildlife Status was granted to Great Cornard County Park, in large part due to work started by former Ranger Adrian Walters, and continued by the current team of Rangers and volunteers.

The charity worked with the Rural & Wildlife Team at Suffolk Constabulary to raise public awareness of the need to give cattle and wildlife space, manage dog behaviour and improve signage. Whilst well received, incidents of dogs out of control on the Common Lands still take place.

Some new equipment was acquired for improved estate management consisting of a haybob, generator, chainsaw and strimmer and a digger was hired to allow ditches on North Meadow Common and Fullingpit Meadows to be successfully cleared.

Nigel Eley
On behalf of the Trustees

29 April 2026

SUDBURY COMMON LANDS CHARITY

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds	Designated funds	Restricted funds	2025 Total funds	2024 Total funds
		£	£	£	£	£
INCOMING RESOURCES						
Investment Income	2	53,634	-	-	53,634	50,328
Estate Income	3	110,171	-	-	110,171	63,436
Christopher Centre	4	19,271	-	-	19,271	17,733
Grove Cottage Rent		12,000	-	-	12,000	9,350
Grants and Donations	5	1,295	-	-	1,295	17,493
Sundry Income	6	9,137	-	-	9,137	6,953
		205,508	-	-	205,508	165,293
RESOURCES EXPENDED						
Christopher Centre	7	10,337	-	-	10,337	9,385
Grove Cottage	8	7,617	-	-	7,617	10,904
Estate Management	9	99,848	-	-	99,848	93,436
Charity Management	10	39,776	-	-	39,776	54,786
Grants	11	6,000	-	-	6,000	4,600
Obligatory Disbursements	12	12,595	-	-	12,595	1,350
		176,173	-	-	176,173	174,461
Net Incoming/(Outgoing) Resources		29,335	-	-	29,335	(9,168)
Transfer between funds		-	-	-	-	-
Gains and (Losses) on Investment Assets		-	-	151,420	151,420	108,634
Net Movement in Funds		29,335	-	151,420	180,755	99,466
Total Funds Brought Forward		102,617	322,691	1,941,132	2,366,440	2,266,974
		131,952	322,691	2,092,552	2,547,195	2,366,440

SUDBURY COMMON LANDS CHARITY

BALANCE SHEET
31 DECEMBER 2025

	Notes	2025		2024	
		£	£	£	£
FIXED ASSETS					
Tangible Assets	13		516,643		521,708
Investments	14		1,928,741		1,720,908
			2,445,384		2,242,616
CURRENT ASSETS					
Stock of Books		1,967		1,981	
Accrued income		-		2,000	
Cash at Bank and in Hand:					
Current Account		35,325		11,596	
Premium Account		35,911		68,835	
Quilter Plc		49,922		49,525	
CURRENT LIABILITIES					
Creditors:	15	(21,314)		(10,113)	
			101,811		123,824
TOTAL ASSETS LESS CURRENT LIABILITIES			2,547,195		2,366,440
Represented by:					
FUNDS	16				
Unrestricted Income Fund			131,952		102,617
Designated Capital Fund			322,691		322,691
Total Unrestricted Funds			454,643		425,308
Restricted Funds			2,092,552		1,941,132
NET FUNDS	17		2,547,195		2,366,440

Approved by the Trustees on 29 April 2026 and signed on their behalf by:

N Eley – Chairman of the Trustees

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2025

1 ACCOUNTING POLICIES

Basis of accounting

These financial statements have been prepared under the historical cost convention as modified by the inclusion of investments at market value and in accordance with the provisions of the Statement of Recommended Practice (FRS 102) – Accounting and Reporting by Charities, the Charities Act and relevant accounting standards.

Freehold property

Freehold property comprising The Christopher Centre, The Wardman Meadows and Grove Cottage is shown at cost. No provision is made for depreciation of this freehold property as explained in Note 13(a) on page 15 of these financial statements.

Valuation of investments

The Charity's quoted investments are stated in the balance sheet at market value as recommended by the SORP. The effect of including unrealised gains or losses is shown in Note 16.

Disposal of investments and land

Any surplus or deficits arising on the disposal of the Charity's quoted investments, Common Lands or freehold property are treated as increases/decreases in the restricted Funds of the Charity and are not included in the determination of the Charity's net incoming (or outgoing) resources for any accounting period, as explained in Note 17 to these financial statements.

Depreciation

Depreciation is provided on plant and machinery and motor vehicles by annual instalments over their estimated useful lives, at a rate of 25% on a reducing balance basis.

Lands owned and administered by the Charity

The basis of accounting for the lands owned and administered by the Charity is explained in Note 13(b) to these financial statements.

Restricted and unrestricted funds

The nature of these funds, within the meaning of the SORP so far as the Charity is concerned, is explained in Note 17 to these financial statements.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2025

1 ACCOUNTING POLICIES (CONTINUED)

Investment Income

Investment income is included when receivable. Tax credits relating to such income are accrued for by reference to the period when the income to which the credit relates was recognised.

Grant Income

The Charity receives grant income from time to time in relation to works undertaken on its land. The grant income is released to the profit and loss account as the expenditure to which it relates is incurred.

Allocation of Payments

The Trustees decide the most appropriate heading, within the "Resources Expended" section on page 7, under which each individual expenditure type should be included.

Realised and Unrealised Gains (Losses) on Investments

(a) Realised gains (losses) represents the excess (deficiency) of sale proceeds over the valuation of the investment at the previous year end.

(b) Unrealised gains (losses) represents the excess (deficiency) of the valuation of the investments at the year end over the previous year end or, where the investment was purchased during the year, over cost.

Hire Purchase Agreements

Assets held under hire purchase agreements are capitalised and disclosed under tangible fixed assets at their fair value. The capital element of the future payments is treated as a liability and the interest is charged to the profit and loss account on a straight-line basis where appropriate.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2025 (CONTINUED)

2. INVESTMENT INCOME

	2025 £	2024 £
Fixed Interest	23,922	17,630
Equities	27,549	30,564
Bank Deposit Accounts	2,163	2,134
	53,634	50,328

3. ESTATE INCOME

RANGER SERVICES (CONTRACTS)		
Sudbury Town Council	8,945	8,586
Babergh District Council Ranger and Amenity Service	50,056	28,967
Cornard Parish Council	10,287	11,193
RANGER SERVICES (INCIDENTAL)		
Bloc Management – Grassland Management	-	-
Babergh – Bin Bags	-	-
GRASSLAND		
Grazing income	2,990	2,000
ELS/HLS	20,473	12,620
OTHER ESTATE INCOME		
Wayleaves	81	70
Edgar Mills Ltd – Cricket Bat Willow	16,500	-
Refund of Digger	839	-
	110,171	63,436

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2025

	2025	2024
	£	£
4. CHRISTOPHER CENTRE		
Rent	18,675	16,842
Insurance	596	891
	19,271	17,733
5. GRANTS & DONATIONS		
Unrestricted Income Funds		
Just Giving and Other Donations	1,295	17,493

Included within other donations last year is £15,000 received during the year from The Phillips Fund (Registered Charity Number 270040).

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2025 (CONTINUED)

6. SUNDRY INCOME

	2025	2024
	£	£
Sudbury Freemen's Society	1,011	675
Sudbury Municipal Charities	500	500
NIC Rebate	7,469	5,719
Book Sales	30	33
Other income	127	26
	9,137	6,953

The Sudbury Freemen's Society pay SCLC a turning on fee which is 50% of the grazing rights (note 12).

7. CHRISTOPHER CENTRE EXPENDITURE

Rent	6,030	5,579
Insurance	4,307	3,806
Birchall Steel Lease Advice	-	-
	10,337	9,385

8. GROVE COTTAGE EXPENDITURE

Insurance	1,537	679
Repairs and Miscellaneous	6,080	10,225
	7,617	10,904

9. ESTATE MANAGEMENT

Land Management Expenses	8,248	16,815
Insurance and Tax	2,713	3,771
Ranger Salaries	73,093	59,815
Land Rover Running Expenses	2,121	1,626
Consumables	4,139	265
Depreciation of Tangible Fixed Assets	7,151	8,838
Training	2,383	2,306
	99,848	93,436

The Estate Management Committee advises the Trustees on the management of all lands owned by the Charity and lands managed on a contractual basis for other organisations. Ongoing works include rotational ditch and pond clearance, coppicing, pollarding and other tree management, replacement and repair of stock fencing and general maintenance of land for amenity and/or wildlife habitat.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS
YEAR TO 31 DECEMBER 2025 (CONTINUED)

10. MANAGEMENT AND ADMINISTRATION OF THE CHARITY

	2025	2024
	£	£
Investment Management Fees	13,360	12,775
Administration	5,504	3,886
Clerk	14,467	32,149
Independent Examiner and Accountancy	3,750	3,300
Insurance	2,681	2,659
Opening stock of books	1,981	1,998
Closing stock of books	(1,967)	(1,981)
	39,776	54,786

11. GRANTS PAID

Sudbury Municipal Charities	5,000	4,500
The Christopher Centre	1,000	-
Sudbury Team Defibrillator	-	100
	6,000	4,600

12. OBLIGATORY DISBURSEMENTS

Sudbury Freemen's Society	2,023	1,350
Sudbury Freemen's Trust	10,572	-
	12,595	1,350

The Freemen receive grazing income on the historic lands in lieu of taking up their rights.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2025

13. TANGIBLE FIXED ASSETS

	Freehold Land and Property	Plant, Equipment and vehicle	Total
	£	£	£
Cost (see note 1)			
At 1 January 2025	495,193	78,526	573,719
Additions	-	2,087	2,087
Disposals	-	-	-
			-
At 31 December 2025	495,193	80,613	575,806
Depreciation			
At 1 January 2025	-	52,012	52,012
Charge for Year	-	7,151	7,151
Disposals		-	-
			-
At 31 December 2025	-	59,163	59,163
Net Book Values			
At 31 December 2025	495,193	21,450	516,643
At 1 January 2025	495,193	26,514	521,707

(a) Freehold land and property comprises The Christopher Centre (a converted public house in Gainsborough Street, Sudbury, which was acquired in 1992 at a cost totalling £160,287), 40 acres of grazing land, known as The Wardman Meadows (purchased in November 1998 for an amount of £132,501 plus costs of £243) and Grove Cottage (acquired by the Charity during 2001 at a cost of £155,000 plus associated costs of £1,475).

The Christopher Centre was originally let to Sudbury and District Volunteer Centre (now renamed The Christopher Centre registered charity number 1120942) under a lease dated 5 July 1993, at a rent of £10,000 per annum. The term of the lease was extended to 4 July 2024 at a rental rate of £14,000 per annum and it has since been revised and a new lease agreed to 4 July 2027 at an incrementally increasing rental rate that will reach £18,000 at its review date in July 2027. The building is not depreciated as the Trustees believe that due to the refurbishment work undertaken its value is substantially greater than cost and its residual value is not likely to be less than cost.

Within Freehold Land and Property is £45,687 Capital improvements relating to the renovation and refurbishment of the Grove Cottage property which as it reflects the increase in value of the property is not depreciated.

14 acres of grazing land known as Guilford Meadow was acquired in January 2016 through a Section 106 provision of the Town and Country Planning Act 1990 whereby the land was transferred by developers of related property to the charity at nil cost.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2025

(b) The Common Lands owned and administered by Sudbury Common Lands Charity as per Sudbury Common Lands Charity Scheme constituted on 14 May 1987 are as follows:

Approx area (acres)	Description of land
23.27	Great and Little Fullingpit Meadow
45.47	North Meadow (including Brundon Lane Spinney)
10.79	Kings Marsh Part 1
8.05	Kings Marsh Part 2
22.88	Freemen's Great and Little Commons
2.81	Coote's Meadow Part 1
1.87	Coote's Meadow Part 2

There is no cost value attributable to the Common Lands held by the Charity since constitution and there is no applicable market value to any of the land because of the status of the lands as Common Lands.

In addition to the Common Lands described above, the Charity also owns and administers The Wardman Meadow which was purchased 6th November 1998 (covering an approx. area of 39.29 acres) and Guilford Meadow which was acquired in January 2016 (covering an approx. area of 12.58 acres).

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2025

14. QUOTED INVESTMENTS

The charity's investments are managed by Quilter Plc to whom day to day administration of the investments has been delegated by the trustees. No one investment constitutes more than 15% of the charity's assets.

15. CREDITORS:

	2025	2024
	£	£
Accruals	6,400	6,230
Obligatory disbursement	10,572	-
Deferred Income	4,342	3,883
	21,314	10,113

Deferred income comprises of £4,342 Christopher Centre rents received in advance.

16. RECONCILIATION OF MOVEMENT IN NET FUNDS

	Restricted Funds	Unrestricted Income Funds	Designated Funds	Total
	£	£	£	£
Net Incoming/ (Outgoing) Resources before Other Recognised Gains and Losses (page 7)	-	29,335	-	29,335
Realised Gains/ (Losses) on Investments	271	-	-	271
Unrealised Gains/ (Losses) on Investments	151,149	-	-	151,149
FUNDS BROUGHT FORWARD AT 01 JANUARY 2025	1,941,132	102,617	322,691	2,366,440
FUNDS CARRIED FORWARD AT 31 DECEMBER 2025	2,092,552	131,952	322,691	2,547,195

17. RESTRICTED AND UNRESTRICTED FUNDS

By virtue of Paragraph 1 of the Scheme established to regulate the Charity, the Trustees consider that all the assets described in the Charity document constitute the restricted funds of the Charity and must be retained under their administration and management. The Trustees consider these funds to represent an expendable endowment in accordance with the SORP.

The income of the Charity each year, to the extent it has not been expended in accordance with Paragraphs 26 and 27 of the Scheme, is carried forward as unrestricted funds for disbursement in accordance with Paragraphs 26 and 27 in future years.

As at 31 December 2022 there is a balance of £19,807 remaining on the A R Wheeler Equipment Replacement Fund. This represents the balance remaining from a legacy totalling £54,750 received from Mr A R Wheeler and designated by the Trustees as an equipment replacement fund for use when required for that purpose.

In 2016, 14 acres of grazing land known as Guilford Meadow was acquired. In relation to this a grant of £10,031 was received from Babergh District Council for various works to be carried out to the meadowland. It is the conclusion of the Trustees that this amount represents a designated fund and should be treated accordingly.

During year ended 31 December 2019 the Charity received £18,746 as a legacy from Mrs Green and £7,000 from The Essex Trust which in accordance with the policy of establishing a designated fund for development from bequests and gifts (as outlined in the Trustees' Report) has been recognised as part of designated funds. The same designation was made regarding funds received in the year ended 31 December 2018 of £15,000 from The Essex Trust and a £20,000 legacy from Mrs Murdoch and also in the year ended 31 December 2017 the Charity received £2,500 from Ecclesiastical Insurance. In 2020 the Charity received an additional £18,000 from The Essex Trust, this is the final year of that Charity.

During the year ended 31 December 2022 the charity received a further £5,000 donation from Mrs S Fuller and a legacy of £206,607 from Mrs Jean Moscrop (Freeman). The Trustees have designated these amounts as part of the fund for development as with previous donations and bequests as outlined above.

SUDBURY COMMON LANDS CHARITY

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
YEAR TO 31 DECEMBER 2025

17. RESTRICTED AND UNRESTRICTED FUNDS (CONTINUED)

The restricted and unrestricted funds of the Charity are determined to be as follows:

	Restricted Funds Endowment - Expendable	Unrestricted Funds	Designated Funds	Total
	£	£	£	£
Assets of the Charity at time of its Constitution on 14 May 1987:				
Investments, at Cost	14,743	8,000	-	22,743
Harp Close Meadow, at Selling Price	850,000	-	-	850,000
Cash at bank	6,204	-	-	6,204
	870,947	8,000	-	878,947
Add: Net Realised and Unrealised Gains on Investments to 31 December 2025	1,221,605	-	-	1,221,605
A R Wheeler fund (net of amounts invested in equipment)	-	-	19,807	19,807
Guilford Meadow Grant	-	-	10,031	10,031
Ecclesiastical Insurance	-	-	2,500	2,500
The Essex Trust	-	-	33,000	33,000
Mrs Murdoch Legacy	-	-	20,000	20,000
Mrs Green Legacy	-	-	25,746	25,746
Mrs S Fuller	-	-	5,000	5,000
Mrs J Moscrop Legacy	-	-	206,607	206,607
Accumulated Surpluses on And transfers to Unrestricted Funds to 31 December 2025	-	123,952	-	123,952
Balances at 31 December 2025	2,092,552	131,952	322,691	2,547,195
REPRESENTED BY				
Land and Property	495,193			495,193
Equipment etc	21,450			21,450
Investments	1,575,908	30,142	322,691	1,928,741
Stock		1,967		1,967
Cash and bank balances	1	121,157	-	121,158
	2,092,552	153,266	322,691	2,568,509
Less: Liabilities		21,314		21,314
	2,092,552	131,952	322,691	2,547,195

18. TRANSACTIONS WITH TRUSTEES

The Trustees received no remuneration or payment of expenses.

SUDBURY COMMON LANDS CHARITY

Registered Number: 212222

Independent Examiner's Report to the Trustees of Sudbury Common Lands Charity.

I report on the accounts of the Charity for the year ended 31 December 2025 which are set out on pages 6 to 18.

Respective Responsibilities of Trustees and Examiner
As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 144 (2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 145 of the Act, whether particular matters have come to my attention.

Basis of Independent Examiner's Report
My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement
In connection with my examination, no matter has come to my attention:

1) which gives me reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with section 41 of the Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

have not been met ; or

2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Moore Green

Matthew M Wilkinson FCA

Moore Green
Chartered Accountants

22 Friars Street
Sudbury
Suffolk
CO10 2AA

Dated 29 April 2026