CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name: COMMONALTY CHARITY LANDS		
On accounts for the year ended	31-12-2025	**Charity no (if any)**	235 385
Set out on pages	1. (remember to include the page numbers of additional sheets)		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

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.

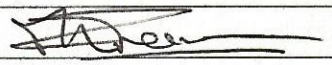
Independent examiner's statement

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:**	29.09.26
Name:	M. FREEMAN		
Relevant professional qualification(s) or body (if any):	CIMA (PART QUALIFIED)		
Address:	16 ORCHARD WALK, MILBORNE PORT SHERBORNE, DORSET DT9 5DE		

CHARITY COMMISSION FOR ENGLAND AND WALES

Charity Name	No (if any)
THE COMMUNALTY CHARITY LANDS	235385

Receipts and payments accounts

CC16a

For the period from	Period start date	To	Period end date
	01-01-2025		31-12-2025

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 (2024) to the nearest £
A1 Receipts					
RENTS	132 741 -	-	-	-	131 353 -
BANK INTEREST	2 065 -	-	-	-	2762 -
PUBLIC TOILETS	125 -	-	-	-	161 -
INSURANCE REFUND	-	-	-	-	1661 -
LEGAL REFUND	-	-	-	-	60 -
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total *(Gross income for AR)*	134,937 -	-	-	-	135 997 -
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	135 997 -
Total receipts	134937 -	-	-	-	-
A3 Payments					
REPAIRS	59 823 -	-	-	-	135 342 -
INSURANCE	13 812 -	-	-	-	13 701 -
ELECTRIC + GAS	1 482 -	-	-	-	1 073 -
LEGAL + PROFESSIONAL	706 -	-	-	-	3 169 -
PROPERTY VALUATIONS	470 -	-	-	-	5 940 -
RENT + RATES	1182 -	-	-	-	3 607 -
MANAGEMENT COSTS	13 369 -	-	-	-	12 555 -
BANK CHARGES	78 -	-	-	-	106 -
WELFARE + DONATIONS	-	-	-	-	1475 -
Sub total	90 922 -	-	-	-	176 968 -
A4 Asset and investment purchases, (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	90922 -	-	-	-	176968 -
Total payments	90 922 -	-	-	-	176 968 -
Net of receipts/(payments)	44 015 -	-	-	-	< 40 971 >
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	218 716 -	-	-	-	259687 -
Cash funds this year end	262 731 -	-	-	-	218 716 -

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	262731 -	-	-
		-	-	-
		-	-	-
	Total cash funds (agree balances with receipts and payments account(s))	-	-	-
		OK	OK	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	INVESTMENT PROPERTIES	2539906	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	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
		MARTIN FREEMAN	29-SEPT-26

ANNUAL REPORT 1ST JANUARY UNTIL DECEMBER 2025

Trustees: After many years of service, Mr John Henshaw stepped down as a Trustee, and Mrs Kelly Stark also resigned. Mr David Gay and Mr Matt Laughton were appointed to fill the vacancies left by Mr Henshaw and Mr Pullen. Replacing Mrs Stark has proved more difficult, but the search continues. At the January Trustees' meeting, Mr Harold Clarke agreed to continue as Chair and Mrs Pam Alexander as Vice Chair.

Meetings: Monthly meetings continue to be held on the last Tuesday of each month, an arrangement that works well.

New Tenants:

- Interviews were held in December 2025 as the renovation of 2 Lower Gunville neared completion, and the new tenancy is due to begin on 1st February 2026.
- A new tenant has taken over the grazing licence for the Lizzie Vernal field at Coombe Hill.

Almshouses: Following completion of work at 17 High Street, renovation began at 2 Lower Gunville once the property became vacant. The work included improvements to the kitchen and bathroom.

General repairs to our housing stock: maintenance work undertaken during the year included:

- remedial work carried out as required;
- the replacement or repair of boilers.
- major refurbishment of the internal walls at one of the charity's commercial properties;
- plans to renew the windows at the flat above the butcher's shop were put on hold because the building is listed. A planning application has been submitted, and the outcome is awaited.

We continue to respond to maintenance concerns as promptly as possible. However, as in previous years, this has not always been possible due to a shortage of local handymen.

Public Toilets: The public toilets continue to be managed by the charity. Unfortunately, they were vandalised on more than one occasion during the year. These incidents were reported to the police and resulted in the toilets being closed temporarily.

Gas Servicing: Annual gas servicing and safety checks continue to be carried out as required.

Electrical Safety Tests: are being undertaken at all our properties as required by legislation.

Energy Performance Certificates: EPCs are being completed as required for all our properties.

ANNUAL REPORT 1ST JANUARY UNTIL DECEMBER 2025

Property Inspections: Independent property inspections continue to be carried out by Symonds and Sampsons Estate Agents.

Annual Insurance: The charity continues to use Howden's Insurance as its broker. This year's premium was broadly in line with last year's.

Welfare: Financial assistance was provided for:

- the servicing of a mobility scooter for a Milborne Port resident;
- garden maintenance for two Almshouse tenants who were finding it difficult to maintain their gardens due to ill health or age-related difficulties.

On two occasions, Milborne Port residents who were approached following major surgery declined financial assistance.

The Trustees also agreed that the charity would participate in the laying of wreaths on Remembrance Sunday at St John the Evangelist Church.

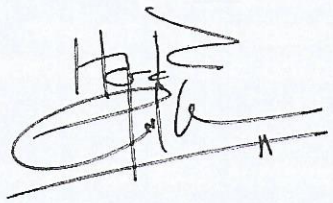
Houses, Commercial Properties & Field Rents: Due to rising maintenance costs and the increasing age of many Trust-owned properties, it was agreed by the Trustees to raise house and commercial rents by 5%. Rents for similar-sized houses continue to be reviewed and adjusted where appropriate. Field rents remain unchanged.

RENT ARREARS: Payment is being made on a regular basis.

HONORARIUMS: The Secretary's and Treasurer's honorariums were each increased by 4%.

FINANCE: Despite increased cost for repairs and building projects, the charity's balance sheet remains healthy.

THANKS: I would like to thank all the Trustees, the Secretary and the Treasurer for their hard work and commitment throughout 2025.



SIGNED
HAROLD CLARKE CHAIR,
COMMONALTY CHARITY LANDS
DATED 18th August 2026
COPY TO St John the Evangelist PCC