

**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED**  
**31 DECEMBER 2018**  
**FOR**  
**WALBERSWICK COMMON LANDS CHARITY**

van Dijk Accountants Limited  
Georgian House  
34 Thoroughfare  
Halesworth  
Suffolk  
IP19 8AP

**WALBERSWICK COMMON LANDS CHARITY**

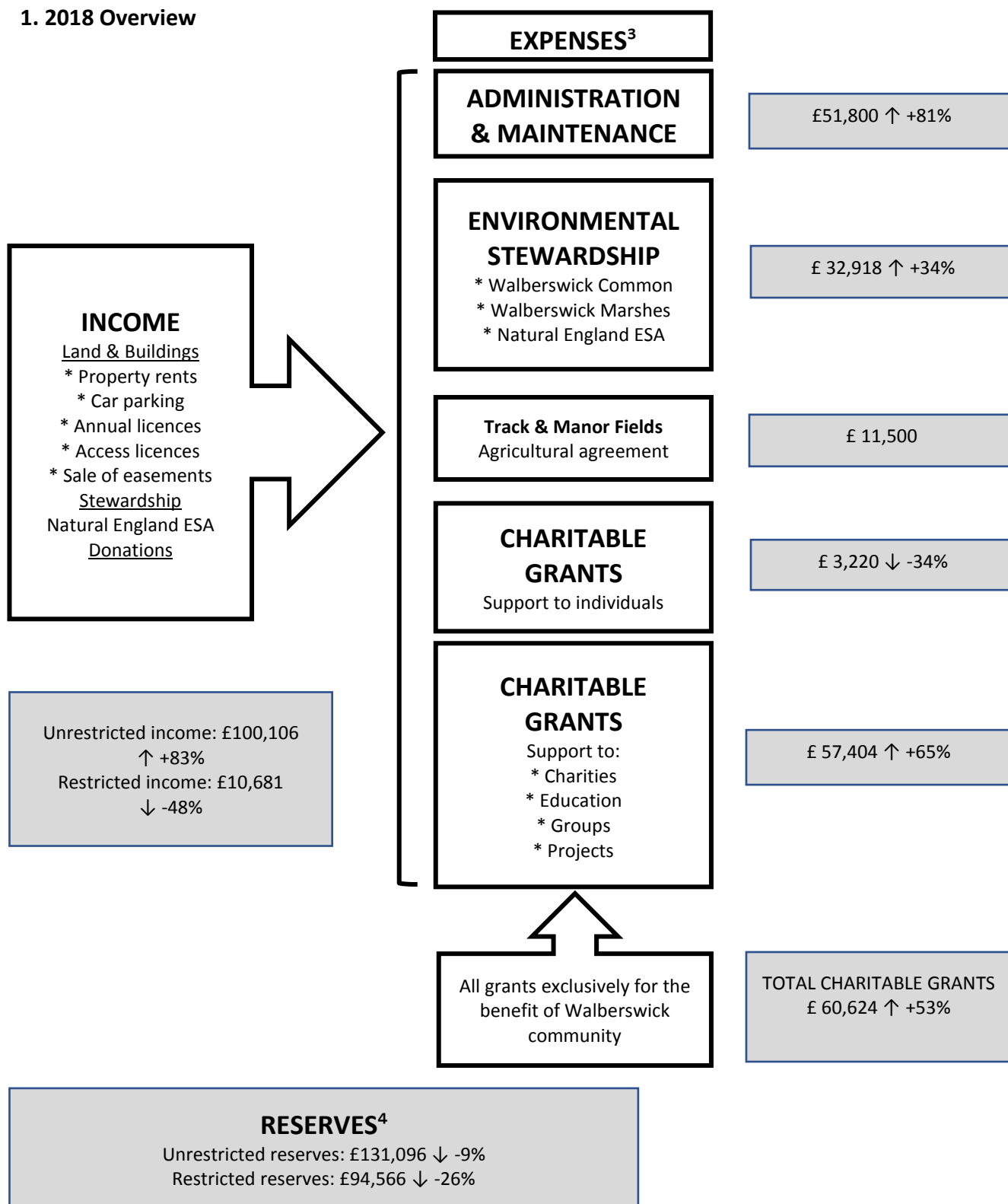
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**for the Year Ended 31 December 2018**

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**WALBERSWICK COMMON LANDS CHARITY**

**CHAIRMAN'S REPORT**  
**for the Year Ended 31 December 2018**

**1. 2018 Overview**



**Notes:**

1. All figures sourced from financial statements to 31 December 2018

2. Percentages show 2018 compared to 2017

3. Expenses exclude movement in the valuation of investments

4. Reserves show net current (liquid) assets before the year-end transfer arising from expiry of the Natural England ESA and excludes tangible assets and investment property. Refer to commentary in section 3.

## WALBERSWICK COMMON LANDS CHARITY

### CHAIRMAN'S REPORT for the Year Ended 31 December 2018

## **2. Introduction**

On behalf of my fellow Trustees I have pleasure in submitting the Chairman's report for the year ending 31 December 2018. As part of our commitment to transparency, this report is the most comprehensive ever published by the Trustees.

I would like to commence by apologising for the delay in submitting this report. I was hoping that the Serious Incident we disclosed last financial year would have been resolved by now, meaning we could include a final report with these accounts. However, the Charity Commission has yet to present the Trustees with its findings. Instead we will publish a separate report as and when matters are concluded.

2018 was a very busy year for Trustees. Dealing with the Serious Incident generated an extraordinary amount of complex work. But despite the distraction of this legacy issue, the Trustees were determined to maintain normal business. As it turned out our environmental and charitable activity increased during the year, which you can see from the overview on the previous page and the report below. All of which served to support the Walberswick community, of which the Trustees are proud to be a part.

The Trustees are all volunteers, supported by our part-time Clerk. They are a diverse group, coming from a wide range of backgrounds and representing different stakeholder groups within the Village. Each Trustee has their own role to play in delivering the work of the Charity and I would like to record my appreciation for their hard work and dedication.

## **3. Financial statements**

Beginning with the 2017 financial year, the Charity moved from cash to accrual accounting. This means that income and expenditure is recognised at the time transactions occur, rather than when payment is made or received. As a result, the Trustees believe that the financial statements now provide stakeholders with a clearer picture of the Charity's overall position.

Accrual accounting has meant three significant changes to the way finances were previously reported. Firstly, because accrual accounting includes assets and liabilities, a valuation of the Charity's land and buildings was required. This was undertaken by Durrants and attributed a combined value of £1.29 million. Secondly, the covenanted income from Walberswick Car Parks Limited (WCPL) is now recognised when it is declared by the WCPL Directors, rather than when the cash is received. Finally, grants are recorded at the date they were awarded, rather than when the recipient banked their cheque, an issue particularly relevant to year-end grants.

#### **EXPLANATION** **CLASSIFICATION OF FUNDS**

*Unrestricted Funds* may be used for any purpose provided it complies with the Charities Act and the Charity's Scheme. For example, property rents.

*Restricted Funds* may only be used for the purpose intended, until that purpose has been met. For example, donations received for the new Bird Hide were only used for that purpose.

### Unrestricted funds

Unrestricted income was £100,106, an increase of £45,274 (+83%) compared to 2017. This largely resulted from an increase in the WCPL covenant of £34,200 and the sale of an easement (permanent right of way) for £10,000. The large increase in WCPL covenant was due to the 2017 covenant being very low at £6,500, due to the investment in Pay & Display technology. Unrestricted expenditure was £112,990, an increase of £44,611 (+65%) compared to 2017. This resulted from the combination of an increase in administration and maintenance costs of £23,103 and an increase in charitable grants of £20,942. The principal increase in administration costs being significant professional fees associated with resolution of the Serious Incident.

The Charity generated a surplus of £47,740 before charitable grants. The Trustees drew £12,884 from unrestricted reserves to fund its total charitable grants of £60,624. This reflects the Trustees' desire not to hoard money, but to use reserves to support charitable activities in Walberswick wherever possible.

## **WALBERSWICK COMMON LANDS CHARITY**

### **CHAIRMAN'S REPORT** **for the Year Ended 31 December 2018**

#### **Restricted funds**

Restricted income was £10,681, a fall of £9,921 (-48%) compared to 2017. This principally resulted from a £14,149 reduction in income from the Natural England Environmental Stewardship Agreement (ESA), which terminated in 2018. This was offset in part by donations received towards the bird hide in Bennett's Drift.

Despite the ESA with Natural England coming to an end, Trustees increased their expenditure on environmental stewardship of Walberswick Common by £1,407 (7%) to £21,854. This meant that overall Trustees drew £33,737 from restricted reserves in 2018. Again, reflecting the Trustees willingness to use reserves to meet the Charity's objectives.

#### **Reserves**

At the financial year-end, 31 December 2018, a transfer of £32,405 was made from restricted reserves to unrestricted reserves. This was the balance of income received from Natural England under the previous ESA. Confirmation was sought from Natural England and our agricultural advisors, Durrants, that the Charity had met its obligations under that agreement. This removed the necessity for the funds to be restricted. All income received from 2019 onwards under the new Countryside Stewardship agreement with Natural England will be categorised as restricted funds and be accumulated in restricted reserves until the expiry of that agreement.

Should the need arise in the future, there is no obstacle to unrestricted funds being used for expenditure on the new Natural England Countryside Stewardship agreement. The Trustees are determined to maintain the high standard of environmental stewardship that has been attained over recent years.

In order to provide a meaningful like-for-like comparison with 2017, the figures used for reserves in Section 1 (2018 Overview) and Section 3 (Financial statements) are prior to the year-end ESA transfer. The financial statements that accompany this report show reserves after the year-end ESA transfer. This makes no difference to the total, combined reserves of £225,662.

#### **4. Serious Incident**

The Serious Incident, first reported in 2017, occurred in connection with the Charity's role as a property owner and landlord. It involved the grant of unlawful property leases in 2003 and 2006. The effect of the leases was to create virtual freehold interests in land, the loss of value suffered by the Charity at the time being professionally valued at £1.18 million.

In 2018 some of the parties to the unlawful leases commenced legal proceedings against the Charity. These proceedings were ongoing as at the 2018 year-end reporting date. In July 2019 the Trustees submitted a detailed report on the litigation and allied matters to the Charity Commission. While the Trustees intend to continue respecting individual privacy, they also intend to make a final report available to stakeholders, with as much detail as possible, once matters have been concluded with the Charity Commission.

#### **5. Property agreements**

Property agreements are governed by the Charities Act, the obligation on Trustees being to obtain terms that are the 'best reasonably obtainable in the circumstances'. There is nothing new in this obligation, the founding document of the Charity, dated 1899, states 'The Trustees shall let or otherwise manage the property of the Charity ... according to the general law applicable to the management of property by the trustees of charitable foundations'.

Despite this clear legal position, there continues to a belief amongst a small minority in the community that property agreements should be treated as charitable activity. In other words that, as a charity, property agreements should be offered at below-market terms. The Trustees do not believe this would be morally just, given that only a small percentage of the community would benefit from such agreements while the large majority would not. The Charity's property agreements generate funds that are used to support its environmental and charitable activities. Therefore, while a below-market property agreement might deliver a personal benefit to an individual, it would reduce the charitable benefit available to the community as a whole.

## **WALBERSWICK COMMON LANDS CHARITY**

### **CHAIRMAN'S REPORT** **for the Year Ended 31 December 2018**

The Charities Act gives Trustees very little discretion when it comes to major property transactions such as the disposal of land, long leases, lease premiums or the sale of easements. In these cases, the Trustees are required to take independent professional advice and to act upon it. However, the Charities Act allows more flexibility with short term agreements. In these cases, the Trustees do everything they can to be fair by striking a reasonable balance between legal obligations and affordability.

The beach and fishing huts are a prime example of striking this reasonable balance. Research shows that the Charity's standard annual licence fee for residents is the cheapest on the Suffolk coast. In addition, it is more than a decade since the Charity outlawed the buying and selling of beach and fishing hut licences. This is unlike Southwold, where beach huts sell for £45,000 to £140,000 depending upon their location. All of which means that in Walberswick the Charity's huts are as affordable as they can be. Which also means that the benefit of a beach or fishing hut is enjoyed right across the community. Long may this Village-wide mix continue!

The Trustees have adopted a similar approach to Access Licences, which allow people to drive across the Charity's land to their property. These are currently £50 per annum, regardless of the value of the property. The Trustees having decided to only recover administrative and legal costs, rather than make a profit; provided that the Charity does not incur the cost of maintenance or any liabilities.

In summary, when it comes to property agreements, the Trustees believe all the evidence points to the Charity trying to be fair to the community as a whole and trying to find the middle ground between legal obligation and affordability, whenever they are permitted that flexibility.

## **6. Environmental stewardship**

The environmental stewardship work undertaken by the Charity was previously governed by an Environmental Stewardship Agreement (ESA) with Natural England which expired in 2018. Natural England undertook an inspection of the Charity's land at the end of that agreement and the Trustees were delighted with the positive feedback they received. This has resulted in the Charity agreeing a new Countryside Stewardship agreement (CSA) with Natural England that will commence in 2019.

Over recent years the Trustees have taken a bolder approach to the work on Walberswick Common. In the first instance it was very much a leap of faith because the initial clearance of gorse and birch was such a stark contrast to what had been before. However, their faith has been rewarded by re-growth of heather, increased diversity of habitat and the wonderful views across the Common and over to Southwold. Trustees aim to provide a mosaic of vegetation which allows all heathland features to flourish, including pioneer heath and bare ground which benefits rarer invertebrates, birds, reptiles and plants. In 2018 nightjars and nightingales returned to the Common.

In managing this habitat, the aim is to maintain a full range of age classes of European and Western gorse by rotationally cutting the older gorse and treating the stumps. Old woody gorse has little nesting value and can overhang the footpaths. The birch trees are also kept under control as they seed prolifically and would otherwise quickly overwhelm the areas of heather and bare patches.

The fringe of the Fen on Walberswick Common and the slope above it was cleared of old gorse and young birch in 2018. This increased the area of open reed bed on the fen which is an important habitat for a variety of birds. The cleared areas give the chance for interesting plants to grow such as Cambridge Milk Parsley.

In the five-year period to 31 December 2018, there has been a five-fold increase in expenditure on the environmental stewardship of Walberswick Common.

While the majority of the Charity's environmental stewardship work is focussed on the Common, there is also a requirement to manage the grazing marshes adjoining the River Blyth and reed beds adjoining the Dunwich River. In 2018 it was decided to no longer permit wildfowling on the Charity's marshes. This decision was reluctantly made, principally on public safety grounds, after taking account of submissions from wildfowling and community members.

## **WALBERSWICK COMMON LANDS CHARITY**

### **CHAIRMAN'S REPORT** **for the Year Ended 31 December 2018**

During 2017 and 2018 agricultural vehicles trespassed on the Common, which contravened the requirements of the SSSI (Site of Special Scientific Interest) designation regarding protection of habitat. Despite requests to the landowner concerned, the trespass continued. The Trustees have reluctantly erected fencing that they hope will prevent future occurrences.

In July 2018 the bird hide in Bennett's Drift was opened and dedicated to the memory of local birder Mr Tony Lancaster. This project was part funded by generous donations collected by Mrs Pat Lancaster, with the Charity making up the balance. Aside from meeting environmental and educational objectives, the hide is a great community facility set in a beautiful location. We urge everyone to make use of it. As at the end of 2018, a total of 94 species had been seen from the hide including Mandarin Duck (both male and female), Spoonbill and Water Rail.

## **7. Charitable support**

Planning for contingencies is an important part of cash flow management by the Trustees to ensure that funds are available when needed. This is as true for the provision of charitable support as it is for more obvious risks like coastal flooding. Accordingly, the Trustees now set aside contingencies each year, as well as make grants.

In the previous financial year (2017) charitable grants to individuals and groups were made of £39,682. In addition, £18,318 was set aside as a contingency for charitable grants and projects in 2018. A total of £58,000. The two principal components of the 2018 contingency were a one-third contribution to the proposed mobility access ramp to Walberswick beach and a 'top-up' facility for the Sole Bay Care Fund. Unfortunately, early hope that Walberswick beach could form part of a Waveney District Council initiative to improve mobility access to beaches did not materialise, meaning the project is currently on-hold.

As far as the Sole Bay Care Fund (SBCF) is concerned, the Charity has undertaken to fund the entire cost of SBCF services delivered to Walberswick. This takes the form of an annual grant, plus a top-up if the need arises. The most likely forms of top-up are for; end of life care at home, care home respite stays and acute episodes requiring additional home visits. The final top-up payment to SBCF for 2018 was £9,800. At their meeting in December 2018 the Trustees made a grant to SBCF of £15,000 to cover 2019, plus set aside a further contingency of £15,000. The Trustees strongly believe that supporting the SBCF is the best way to provide charitable assistance to those in the community who have in-home healthcare needs which fall outside of the NHS.

Like many rural communities, Walberswick is not served by public transport and for many years the Charity has provided a minibus service for shoppers. During 2018 the Trustees carried out a review of this service. There is now a new 16-seater service to Norwich every month. Plus, an 8-seater service that operates monthly to Lowestoft and three times a month to Halesworth. The cost of this service was £5,850 for 2018. Also, like many rural communities, Walberswick no longer has a Post Office, so the Charity funds the cost of the twice-weekly Post Office outreach service which was £750 for 2018.

The Charity is providing financial and administrative support to the 'Safe Space' initiative which is looking at road safety in the Village. The Safe Space committee comprises representatives from the Parish Council, Parish Plan, Village Hall, Car Parks and Charity plus individuals with relevant experience. The Charity is funding the cost of professional advice to the committee, which was £7,388 in 2018.

In December 2018 the Trustees reviewed their traditional annual grants and many were increased. For example, grants to schools attended by Village children increased from £5,000 in 2017 to £6,750 in 2018. Other beneficiaries were St Andrews churchyard, the Village Hall, summer sports for children plus various charities and organisations that provide support to our community.

In total the Charity made charitable grants of £60,624 during 2018, an increase of 53% on the 2017 year. In the five-year period to 31 December 2018 charitable grants have increased by 94%.

**CHAIRMAN'S REPORT**  
**for the Year Ended 31 December 2018**

## **8. Transparency**

While the policies adopted by the Trustees are made public, the details of individual transactions, whether grants to beneficiaries or private property agreements, must remain confidential. This means that, in common with almost every other charity, meetings are conducted in private and the minutes of those meetings are not published.

However, the Trustees are very aware of the need to improve transparency wherever possible. Accordingly, this annual report is the most comprehensive ever published by the Trustees. Also, every April the Trustees put a huge amount of work into their presentation to the Annual Parish Meeting. In addition, the Trustees hold regular drop-in mornings where they are all available to answer questions and listen to feedback, good or bad! If you would like to learn more about the work of the Charity, the Trustees urge you take advantage of these opportunities.

## **9. Risk management**

The Charity is exposed to a number of risks which the Trustees are required to consider and mitigate as far as possible.

The largest and most unpredictable risk is that from coastal flooding during a tidal surge. Realistically it is impossible for the Charity to hold the resources necessary to protect its land during surges on the scale of 2013, let alone 1953. However, there are also smaller scale risks that are nevertheless proving difficult and expensive to rectify. Wave action on the spending beach at Eastpoint Bay has destroyed the piling previously erected by the Charity. The cost to put in place a viable, permanent solution is estimated at £75,000. The problem preventing immediate progress being that, unless East Suffolk Council repairs its portion of the damage, any work by the Charity will be quickly undermined by the sea.

The Serious Incident, described in section 4 above, arose in large part from insufficient and inadequate professional advice being taken at the time. The Trustees have attempted to mitigate such future risks by upgrading the quality of their professional advisors. All charity law matters are now dealt with by Bates Wells of London, who are acknowledged leaders in this field for charities large and small. For the past two years property law matters have been dealt with by Nicholsons in Lowestoft. The Trustees obtain property valuation advice from Durrants in Beccles and Strutt & Parker in Norwich.

As far as environmental stewardship is concerned, the Trustees take advice from agricultural experts at Durrants in respect of the Natural England agreements. In addition, trees are regularly inspected by the Charity's arboricultural contractor, as well as walk rounds after significant storms.

The Charity undertakes a regular assessment of health and safety risk via MSM Safety Management Services Ltd. In addition, Wally's Bridge undergoes a biennial inspection conducted by the Morton Partnership. In both cases remedial work is identified and carried out as required.

During 2019 the Trustees plan to undertake further risk analysis in order to determine an updated reserves policy.

## **10. Looking forward**

Looking forward to 2019 one major objective will be to conclude the Serious Incident and consequent issues. It has consumed a significant amount in professional fees and put unreasonable demands upon our volunteer Trustees. Putting this behind us will free Trustees to focus on the charitable works they all signed up for.

As previously reported, Trustees have been investigating the benefits of incorporating the Charity, as Walberswick Village Hall did some years ago. Incorporation is now regarded as best practice for charities such as ours and we plan to start stakeholder consultation towards the end of 2019.



**WALBERSWICK COMMON LANDS CHARITY**

**CHAIRMAN'S REPORT**  
**for the Year Ended 31 December 2018**

For more than a decade there has been dialogue between the Charity and various groups about bringing the former Heritage Hut on the Village Green back into community use. This project should gather momentum during 2019 and hopefully be concluded in 2020.

In 2019 work will commence under the new CSA with Natural England, plus a programme of improvements to drainage on the Robinsons grazing marshes.

The number one priority for Trustees remains to be a 'force for good' in the Walberswick community. With that in mind we are always delighted to consider charitable support for community projects and would welcome suggestions. Likewise, we are always ready to provide charitable support to individuals in need and suffering hardship. If you are aware of someone within the community who might benefit from our support, please let any Trustee or our Clerk know. We have a well-established process to support beneficiaries sensitively, discreetly and in complete confidence.

Finally, the Trustees very much appreciate the many kind words of support they have received for their work during 2018.

James Darkins  
Chairman of Trustees

## **WALBERSWICK COMMON LANDS CHARITY**

### **REPORT OF THE TRUSTEES** **for the Year Ended 31 December 2018**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2018. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives and aims**

The Charity owns land and property in and around the village of Walberswick in Suffolk. It receives income from property agreements, car parking, donations and from an Environmental Stewardship Agreement with Natural England. Its primary responsibility is the environmental stewardship of its lands. In addition, income may be deployed for the relief of need of Walberswick inhabitants and to support charitable objectives in the Parish of Walberswick.

##### **Social investments**

Individual charitable grants are made to support Walberswick inhabitants who are judged to be in need and hardship. In addition, grants are made to groups, organisations and charities that either directly support charitable objectives in Walberswick or have the potential to provide such support when needed. Examples include supporting; schools where Village children are educated, local outreach agencies caring for the sick and elderly, the village hall, the community minibus, road safety schemes, flood defences, churchyard maintenance and children's sport and recreational activities.

#### **FINANCIAL REVIEW**

##### **Reserves policy**

The Trustees policy is to maintain reserves at a level they consider necessary to provide a contingency in the event of (a) coastal flooding and (b) charitable support to individuals or groups. Funds in the Rent Deposit account are held as security for commercial leases.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing document**

The Charity is governed by its Scheme dated 7 September 2009, amended on 1 November 2018 and constitutes an unincorporated Charity. The Charity was first registered on 4 February 1901.

##### **Recruitment and appointment of new trustees**

The seven Trustees are made of one Ex-officio Trustee, four Nominative Trustees and two Co-optative Trustees. The latter two categories are elected for a period of four years. The Ex-officio Trustee is normally the Vicar with pastoral responsibility for the Parish of Walberswick. Nominative Trustees are appointed by Walberswick Parish Council.

##### **Risk management**

The Trustees have a duty to identify and review the risks to which the Charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Registered Charity number**

206095

##### **Principal address**

PO Box 73  
Halesworth  
Suffolk  
IP19 1AU

**WALBERSWICK COMMON LANDS CHARITY**

**REPORT OF THE TRUSTEES**  
**for the Year Ended 31 December 2018**

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Trustees during 2018**

Mr J N B Darkins  
Ms A Erlenbach  
Reverend B R Fisher  
Mrs K Goodchild  
Mr J S R Solnick  
Mrs H J Sutton  
Mrs R M Woodcraft

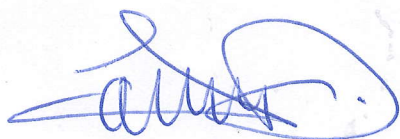
**Independent examiner**

P N van Dijk FMAAT  
van Dijk Accountants Limited  
Georgian House  
34 Thoroughfare  
Halesworth  
Suffolk  
IP19 8AP

**BANKERS**

Barclays Bank PLC

Approved by order of the board of trustees on 18 April 2019 and signed on its behalf by:



J N Darkins - Trustee

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**  
**WALBERSWICK COMMON LANDS CHARITY**

**Independent examiner's report to the trustees of Walberswick Common Lands Charity**

I report to the charity trustees on my examination of the accounts of the Walberswick Common Lands Charity (the Trust) for the year ended 31 December 2018.

**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 Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

P N van Dijk FMAAT  
van Dijk Accountants Limited  
Georgian House  
34 Thoroughfare  
Halesworth  
Suffolk  
IP19 8AP

18 April 2019

**WALBERSWICK COMMON LANDS CHARITY**

**STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2018**

		Unrestricted fund £	Restricted fund £	31.12.18 Total funds £	31.12.17 Total funds £
	Notes				
<b>INCOME AND ENDOWMENTS FROM</b>					
General Income	2	<u>100,106</u>	<u>10,681</u>	<u>110,787</u>	<u>75,434</u>
<b>Total</b>		100,106	10,681	110,787	75,434
<b>EXPENDITURE ON</b>					
Costs		<u>112,990</u>	<u>44,418</u>	<u>157,408</u>	<u>104,429</u>
<b>NET INCOME/(EXPENDITURE)</b>		(12,884)	(33,737)	(46,621)	(28,995)
<b>Transfers between funds</b>	12	<u>43,163</u>	<u>(42,163)</u>	<u>-</u>	<u>-</u>
<b>Net movement in funds</b>		29,279	(75,900)	(46,621)	(28,995)
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		<u>1,433,980</u>	<u>128,303</u>	<u>1,562,283</u>	<u>1,591,278</u>
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u><u>1,463,259</u></u>	<u><u>52,403</u></u>	<u><u>1,515,662</u></u>	<u><u>1,562,283</u></u>

The notes form part of these financial statements

**WALBERSWICK COMMON LANDS CHARITY**

**STATEMENT OF FINANCIAL POSITION**

**At 31 December 2018**

		Unrestricted fund £	Restricted fund £	31.12.18 Total funds £	31.12.17 Total funds £
	Notes				
<b>FIXED ASSETS</b>					
Tangible assets	5	775,000	-	775,000	775,000
Investment property	6	<u>515,000</u>	<u>-</u>	<u>515,000</u>	<u>515,000</u>
		1,290,000	-	1,290,000	1,290,000
<b>CURRENT ASSETS</b>					
Debtors	7	50,996	-	50,996	45,513
Investments	8	147,778	52,393	200,171	233,690
Cash at bank and in hand	9	<u>18,766</u>	<u>9,768</u>	<u>28,534</u>	<u>15,059</u>
		217,540	62,161	279,701	294,262
<b>CREDITORS</b>					
Amounts falling due within one year	10	<u>(44,281)</u>	<u>(9758)</u>	<u>(54,039)</u>	<u>(21,979)</u>
<b>NET CURRENT ASSETS</b>		173,259	52,403	225,662	272,283
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>1,453,501</u>	<u>62,161</u>	<u>1,515,662</u>	<u>1,562,283</u>
<b>NET ASSETS</b>		<u>1,463,259</u>	<u>52,403</u>	<u>1,515,662</u>	<u>1,562,283</u>
<b>FUNDS</b>	12				
Unrestricted funds				1,463,259	1,433,980
Restricted funds				<u>52,403</u>	<u>128,303</u>
<b>TOTAL FUNDS</b>				<u>1,515,662</u>	<u>1,562,283</u>

The financial statements were approved by the Board of Trustees on 18 April 2019 and were signed on its behalf by:



J N Darkins -Trustee



Mrs H J Sutton -Trustee

The notes form part of these financial statements

## **WALBERSWICK COMMON LANDS CHARITY**

### **NOTES TO THE FINANCIAL STATEMENTS** **for the Year Ended 31 December 2018**

#### **1. ACCOUNTING POLICIES**

##### **Basis of preparing the financial statements**

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

##### **Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

##### **Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

##### **Tangible fixed assets**

Freehold property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

##### **Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

##### **Taxation**

The charity is exempt from tax on its charitable activities.

##### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

**WALBERSWICK COMMON LANDS CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 December 2018**

**2. GENERAL INCOME**

	Unrestricted	Restricted	31.12.18	31.12.17
	funds	funds	Total	Total
	£	£	funds	funds
Access licences	1,502	-	1,502	1,025
Property rent	30,547	-	30,547	26,415
Agricultural agreements	1,059	-	1,059	2,057
Investment income	1,259	-	1,259	1,002
Investment restricted income	-	299	299	165
Covenant from W.C.P. Limited	40,700	-	40,700	6,500
Track & manor fields	-	2,295	2,295	2,687
Environmental stewardship	-	3,541	3,541	17,700
Donations	-	4,546	4,546	50
Increase in value of investments	-	-	-	3,745
Annual licences	15,039	-	15,039	14,088
Easements	10,000	-	10,000	-
	<u>100,106</u>	<u>10,681</u>	<u>110,787</u>	<u>75,434</u>

**3. TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2018 nor for the year ended 31 December 2017.

**Trustees' expenses**

There were no trustees' expenses paid for the year ended 31 December 2018 nor for the year ended 31 December 2017.

**4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

<b>Year ended 31 December 2017:</b>	Unrestricted	Restricted	Total funds
	fund	fund	
	£	£	£
<b>INCOME AND ENDOWMENTS FROM</b>			
General Income	<u>54,832</u>	<u>20,602</u>	<u>75,434</u>
<b>Total</b>	54,832	20,602	75,434
<b>EXPENDITURE ON</b>			
Costs	<u>68,379</u>	<u>36,050</u>	<u>104,429</u>
<b>Total</b>	68,379	36,050	104,429
<b>NET INCOME/(EXPENDITURE)</b>	(13,547)	(15,448)	(28,995)
<b>RECONCILIATION OF FUNDS</b>			
<b>Total funds brought forward</b>	1,447,527	143,751	1,591,278



**WALBERSWICK COMMON LANDS CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 December 2018**

**4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued**

	Unrestricted fund £	Restricted fund £	Total funds £
	<u>          </u>	<u>          </u>	<u>          </u>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>1,433,980</u>	<u>128,303</u>	<u>1,562,283</u>

**5. TANGIBLE FIXED ASSETS**

		Freehold property £
<b>COST</b>		
At 1 January 2018 and 31 December 2018		<u>775,000</u>
 <b>NET BOOK VALUE</b>		
At 31 December 2018		<u>775,000</u>
At 31 December 2017		<u>775,000</u>

**6. INVESTMENT PROPERTY**

Walberswick Common Lands Charity has title to freehold land and property within the Walberswick area which was valued professionally on 01 May 2018 at £515,000. The trustees do not consider that the value at 31 December 2018 was materially different.

**7. DEBTORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.12.18 £	31.12.17 £
Trade debtors	50,496	45,513
Other debtors	<u>500</u>	<u>-</u>
	<u>50,996</u>	<u>45,513</u>

**8. CURRENT ASSET INVESTMENTS**

	31.12.18 £	31.12.17 £
COIF accumulation shares	18,674	18,607
COIF income shares	20,470	21,102
COIF deposit accounts 1 & 2	102,403	123,856
COIF sea defence deposit account	7,795	11,543
COIF Track & manor fields deposit account	<u>50,829</u>	<u>58,582</u>
	<u>200,171</u>	<u>233,690</u>

**WALBERSWICK COMMON LANDS CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 December 2018**

**9. CASH AT BANK AND IN HAND**

	General fund	Restricted	31.12.18 Total funds	31.12.17 Total funds
	£	£	£	£
Cash in hand	35	-	35	5
Bank account no. 1	18,731	-	18,731	-
Bank account no. 2	-	-	-	4,946
Rent deposit account	-	9,758	9,758	9,758
Track & manor fields account	-	10	10	350
Total	<u>18,766</u>	<u>9,768</u>	<u>28,534</u>	<u>15,059</u>

**10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.18 £	31.12.17 £
Bank loans and overdrafts (see note 11)	-	1,535
Trade creditors	8,504	1,200
Other creditors	<u>45,535</u>	<u>19,244</u>
	<u>54,039</u>	<u>21,979</u>

Other creditors comprises a combination of charitable grants awarded but not yet paid and rental payments received in advance.

**11. LOANS**

An analysis of the maturity of loans is given below:

	31.12.18 £	31.12.17 £
Amounts falling due within one year on demand:		
Bank overdraft	<u>-</u>	<u>1,535</u>

**12. MOVEMENT IN FUNDS**

**Year ended 31 December 2018:**

	At 1.1.18 £	Net movement in funds £	Transfers between funds £	At 31.12.18 £
<b>Unrestricted funds</b>				
General fund	1,433,980	(12,884)	42,163	1,463,259
<b>Restricted funds</b>				
Restricted	128,303	(33,737)	(42,163)	52,403
<b>TOTAL FUNDS</b>	<u>1,562,283</u>	<u>(46,621)</u>	<u>-</u>	<u>1,515,662</u>

**WALBERSWICK COMMON LANDS CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 December 2018**

**12. MOVEMENT IN FUNDS - continued**

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	100,106	(112,990)	(12,884)
<b>Restricted funds</b>			
Restricted	10,681	(44,418)	(33,737)
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>110,787</u>	<u>(157,408)</u>	<u>(46,621)</u>

**Comparatives for movement in funds**

**Year ended 31 December 2017:**

	At 1.1.17 £	Net movement in funds £	At 31.12.17 £
<b>Unrestricted Funds</b>			
General fund	1,447,527	(13,547)	1,433,980
<b>Restricted Funds</b>			
Restricted	143,751	(15,448)	128,303
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>1,591,278</u>	<u>(28,995)</u>	<u>1,562,283</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	54,832	(68,379)	(13,547)
<b>Restricted funds</b>			
Restricted	20,602	(36,050)	(15,448)
	<hr/>	<hr/>	<hr/>
<b>TOTAL FUNDS</b>	<u>75,434</u>	<u>(104,429)</u>	<u>(28,995)</u>

**WALBERSWICK COMMON LANDS CHARITY**

**NOTES TO THE FINANCIAL STATEMENTS - CONTINUED**  
**for the Year Ended 31 December 2018**

**12. MOVEMENT IN FUNDS - continued**

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.17 £	Net movement in funds £	Transfers between funds £	At 31.12.18 £
<b>Unrestricted funds</b>				
General fund	1,447,527	(26,431)	42,163	1,463,259
<b>Restricted funds</b>				
Restricted	<u>143,751</u>	<u>(49,185)</u>	<u>(42,163)</u>	<u>52,403</u>
<b>TOTAL FUNDS</b>	<u><u>1,591,278</u></u>	<u><u>(75,616)</u></u>	<u><u>-</u></u>	<u><u>1,515,662</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
<b>Unrestricted funds</b>			
General fund	154,938	(181,369)	(26,431)
<b>Restricted funds</b>			
Restricted	<u>31,283</u>	<u>(80,468)</u>	<u>(49,185)</u>
<b>TOTAL FUNDS</b>	<u><u>186,221</u></u>	<u><u>(261,837)</u></u>	<u><u>(75,616)</u></u>

**13. RELATED PARTY DISCLOSURES**

Trustees Mrs K Goodchild and Mr J N Darkins hold on behalf of Walberswick Common Lands one share each in Walberswick Car Parks Limited. Mrs K Goodchild and Mrs R M Woodcraft are also directors of that company. During the year Walberswick Car Parks Limited covenanted £40,700 (2017 £6,500) to Walberswick Common Lands Charity.

**WALBERSWICK COMMON LANDS CHARITY**

**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**for the Year Ended 31 December 2018**

	Unrestricted funds £	Restricted funds £	31.12.18 Total funds £	31.12.17 Total funds £
<b>INCOME AND ENDOWMENTS</b>				
<b>General Income</b>				
Access licences	1,502	-	1,502	1,025
Property rent	30,547	-	30,547	26,415
Agricultural agreements	1,059	-	1,059	2,057
Investment income	1,259	-	1,259	1,002
Investment restricted income	-	299	299	165
Covenant from W.C.P. Limited	40,700	-	40,700	6,500
Track & manor fields	-	2,295	2,295	2,687
Environmental stewardship	-	3,541	3,541	17,700
Donations	-	4,546	4,546	50
Increase in value of investments	-	-	-	3,745
Annual licences	15,039	-	15,039	14,088
Easements	10,000	-	10,000	-
	<u>100,106</u>	<u>10,681</u>	<u>110,787</u>	<u>75,434</u>
<b>Total incoming resources</b>	100,106	10,681	110,787	75,434
<b>EXPENDITURE</b>				
<b>Costs</b>				
Administration	11,045	-	11,045	9,362
Property maintenance	481	-	481	2,657
Professional fees	37,970	-	37,970	14,703
Rates	106	-	106	102
Insurance	2,105	-	2,105	1,873
Sundries	93	-	93	-
Individual charitable grants	3,220	-	3,220	4,858
Charitable grants	57,404	-	57,404	34,824
Track & manor fields	-	11,500	11,500	11,500
Environmental stewardship	-	21,854	21,854	20,447
Bird hide	-	8,349	8,349	3,323
Flood defences	-	2,715	2,715	780
Decrease in value of investments	566	-	566	-
	<u>112,990</u>	<u>44,418</u>	<u>157,408</u>	<u>104,429</u>
<b>Total resources expended</b>	112,990	44,418	157,408	104,429
<b>Net expenditure</b>	<u>(12,884)</u>	<u>(33,737)</u>	<u>(46,621)</u>	<u>(28,995)</u>

This page does not form part of the statutory financial statements