



ANNUAL REPORT & ACCOUNTS
2025

Walberswick Common Lands Charity
REPORT OF THE CHAIR OF TRUSTEES
May 2026

Trustees

1. With effect from 1 January 2026, the function of the trustees has been transferred to a corporate trustee, WCLC Trustee Limited. This has been a drawn out process, requiring the detailed approval of the Charity Commission. It will in particular streamline the Charity's property transactions, but will have little practical impact on those who engage with the Charity.
2. By convention, the individuals will continue to refer to themselves as trustees, though technically they are each Directors of the Board of the Corporate Trustee.
3. I was appointed Chair of the Board of Directors of the Corporate Trustee with effect from 1 January 2026 (having been Chair of the trustees since 1 January 2023).
4. The Parish Council has re-appointed Stephanie Renouf as a nominative trustee.
5. My fellow trustees are extremely dedicated, giving freely and generously of their time in the interests of the Charity and the community as a whole. I am indebted to their experience and insight.
6. We are all equally grateful for the ongoing work of our clerk, Matthew Wetmore, whose diligence and knowledge of the affairs of the Charity are vital to our successful operation.

Accounts

7. At their meeting on 26 March 2026, the trustees signed off the Charity's accounts for the year ended 31 December 2025.
8. The general income for 2025 was almost £200,000 higher than for 2024.
9. The vast majority of this increase was due to particular property transactions (lease premiums and easements). We do not anticipate any similar income in the near- or medium-term. Equally, the trustees reasonably foresee a need for significant capital expenditure, for the upkeep of property for the benefit of the village, which will off-set this income. This includes essential work for the upkeep of Wally's Bridge.

10. Around £5,000 of this increase came from the covenant from Walberswick Car Parks Limited. The trustees are indebted to the enormous work undertaken by the Directors of WCPL so as to maintain this important source of income.
11. There was also a slight increase in the income from the funds which we have received by way of grants from the Rural Payments Agency through our Countryside Stewardship Agreement. This reflects the significant work (led by Vanessa Tucker and David Pelly) that has been undertaken both to engage with the appropriate agencies and to ensure that the protected areas of the Charity's land are maintained to the highest standard.
12. Our expenditure remained approximately level.

Environmental Stewardship¹

13. A substantial proportion of the trustees' time is spent on considering the management of the land and property for which the Charity is responsible. This includes the Common, but also the Town Marshes (running alongside the River Blyth) and some of the marshes and reedbeds running alongside the River Dunwich.² Much of this land holds a designation protecting it, reflecting the particular value in the wildlife and biodiversity in this rich area. As well as falling within an Area of Outstanding Natural Beauty (or 'National Landscape'), much of the land is designated as a Site of Special Scientific Interest and a Ramsar Site (wetlands of international importance).
14. Our vision is to steward the land in a world-class manner, following a nature-first philosophy, with the support of the village community and partners. We seek to explore priorities and then agree, deliver and monitor a stewardship programme which will protect and enhance the Charity's natural capital for the village and its wider communities. We do this by differentiating the various land types and areas for which we are responsible so that we can then plan their stewardship appropriately. We work with experienced contractors and partners in an environmentally sustainable manner. We are initiating and trialling formal monitoring systems, promoting safe and inclusive practice, and seeking further and stronger community interest in this diverse and accessible landscape.
15. The 5-year Countryside Stewardship Agreement (which was reached with Natural England with effect from January 2024) includes a detailed scheme setting out expectations as to the work

¹ Whilst Natural England uses the term 'countryside stewardship', we prefer the term 'environmental stewardship'; there is no particular distinction between them.

² A fuller description of the land can be found at <https://walberswick-pc.gov.uk/walberswick-common-lands-charity/>

required on the relevant land. In 2025 the Charity received over £45,000 in funds, the use of which is restricted to the stewardship of the land to which it relates.

16. The cost of the environmental stewardship work that we undertake is covered by these restricted funds, and any shortfall made up from the Charity's unrestricted funds.
17. In early 2024, the Charity engaged new contractors to help us with our environmental stewardship of our lands and, in particular, over the Common. This has led to a successful partnership. We recognise that there are some concerns about the equipment that is used, but it is closely monitored and enables essential clearance work that allows the land to flourish for the benefit of flora and fauna. This has seen, for example, a considerable amount of over-sized gorse being cut down and removed from the site (whilst leaving lower gorse which provides such a beautiful display, and smell, in the spring); and the cutting of reeds in the fen. We are guided in this work both by our Agreement with Natural England and a detailed management plan provided specifically for this purpose by Suffolk Wildlife Trust.
18. We have continued our engagement with volunteer groups for specific projects and we are grateful to the hard work of all of those who have helped out in this way. Significant work has been undertaken at Bennett's Copse, including the planting of a number of new trees (including oaks) to ensure that this area remains a healthy 'green lung' in the long-term. We are also grateful to the volunteer villagers who ensure that its watering needs are met.

Charitable activities

19. A core aspect of the Charity's purpose is the grant of relief to those in conditions of need, hardship or distress. This is done by individual grants or loans, and by general grants to charities and organisations that provide support (either generally or specifically) for villagers.
20. More information about how the Charity can assist individuals in need can be found on our website.³
21. In 2025, the Charity made grants in excess of £58,000. These included:
 - (a) The Sole Bay Care Fund, in relation to the vital support that it offers within the village.
 - (b) Payments are made to state schools attended by village children (or, if needed, to the parents of village children entering secondary school for the purchase of a laptop for study use).

³ <https://walberswick-pc.gov.uk/walberswick-common-lands-charity/grants-and-benefits/>

- (c) A contribution to the Village Hall, which allows for subsidised hire charges for local users.
 - (d) Ongoing support for the provision of the free mini-bus that runs villagers to Norwich.
 - (e) Grants to other local and national charities, whom we believe offer vital support to villagers.
22. In addition, the Charity supports specific activities, such as the annual Easter egg hunt and the children's Christmas party and summer clubs.
23. The trustees are extremely grateful for the generous commitment of The Tuck Shop to make donations to the Charity in two streams: first, from the sale of bags and books; secondly, from its profits generally. That contribution has already been brought into effect and will make a valuable addition to the funds available for our charitable activities in support of the village.
24. As ever, the trustees welcome suggestions as to appropriate charities, organisations and activities it might support in the future. Such suggestions are surprisingly limited in number.

Heritage Hut

25. The successful management and use of the Heritage Hut continued throughout 2025. It is regularly used by various (and increasing numbers of) community groups including WPC, the PCC, the Scroll Advisory Group, the Walberswick Players, the Planning Advisory Group and WALL, and we are keen to encourage wider community use.
26. As well as its use for meetings, the Heritage Hut is the depository for the village archives, so carefully curated by the History Group, and for the Walberswick Scroll, under the watchful aegis of the SAG, which arranges for regular viewings of the Scroll.
27. Of particular note in 2025 was the very successful exhibition 'Wood Brick Glass', which celebrated the architecture – old and new – within the village. Our thanks to the Heritage Hut committee, and all of those who helped them in putting on this excellent and informative display.

'LionLink'

28. The proposals for LionLink continue and it is currently intended that the interconnector cable will go under land owned by the Charity. The trustees have continued to engage with National Grid Ventures and its various agents and contractors (as well as with Natural England) with a view to ensuring that – if the work proceeds – the impact upon the Charity's land (with its

associated protected habitats), and upon the village more widely, is mitigated to the greatest possible extent. This included a response to the statutory public consultation exercise.⁴

Conclusion

29. The trustees seek to continue the Charity's ongoing support for the village of Walberswick. This is most obviously through the maintenance and development of the lands under its charge, something that adds to the unique beauty of the area. But it is also through the support of individuals and of the myriad of activities which individuals arrange for the benefit of the community.



Richard Leiper KC

7 May 2026

⁴ <https://walberswick-pc.gov.uk/assets/WCLC/WCLC-Response-to-LionLink-March-2026.pdf>

**WALBERSWICK COMMON LANDS CHARITY
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**



Walberswick Common Lands Charity Contents

	Page
Trustees' Report	1—3
Independent Examiner's Report	4
Statement of Financial Activities	5
Comparative Statement of Financial Activities	6
Statement of Financial Position	7
Notes to the Financial Statements	8—13
The following pages do not form part of the statutory accounts:	
Detailed Statement of Financial Activities	14—15

Walberswick Common Lands Charity Trustees' Report For The Year Ended 31 December 2025

The trustees present their report and the financial statements for the year ended 31 December 2025.

Objectives and Activities

Aims and Objectives

The Charity is the largest landowner in and around the village of Walberswick in Suffolk. It receives income from rental of its property and from car parking operations. Its primary responsibility is the long-term, environmental stewardship of its lands. In addition, surplus income may be deployed for the relief of need of Walberswick inhabitants and to support charitable objectives in the Parish of Walberswick.

Public Benefit

In setting objectives and planning for activities, the Trustees have given due consideration to general guidance published by the Charity Commission relating to public benefit, including the guidance "Public benefit: running a charity (PB2)" and the requirements of Section 17 of the Charities Act 2011.

Social investments

Individual grants are also made to support Walberswick inhabitants who are judged to be in need and suffering hardship. Annual and ad-hoc 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 the village children are educated, local outreach agencies caring for the sick and elderly, the village hall, the local minibus service, road safety schemes, flood defences, churchyard maintenance, community events and childrens sport and recreational activities.

Financial Review

Reserves Policy

It is the Charity's and Trustees policy to maintain reserves at a level it considers necessary to; (a) provide a contingency for emergency repairs, including minor flood damage and (b) meet cash flow fluctuations.

Structure, Governance and Management

Governing Document

The Charity is governed by its scheme dated 7th September 2009, amended on 1st November 2018 and on 15th December 2025 and constitutes an unincorporated Charity. The Charity was first registered on 4th February 1901.

Trustee Selection Methods

Until 31st Decenber 2025 the body of seven Trustees was made up of one Ex-officio Trustee, four Nominative Trustees and two Co-optative Trustees. The latter two categories were elected for a period of four years. The Ex-officio Trustee was normally the Vicar with pastoral responsibility for the parish of Walberswick. Nominative Trustees were elected by Walberswick Parish Council. With effect 1st January 2026 and under the amendment to the Governing Document dated 15th December 2025, the existing Trustees all resigned and were replaced by a sole corporate Trustee, WCLC Trustee Limited (company number 14457136).

**Walberswick Common Lands Charity
Trustees' Report (continued)
For The Year Ended 31 December 2025**

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

Trustees

Reverend R Gant (resigned 01/01/2026)
Mr G D Humphrey (resigned 01/01/2026)
Mr R T Leiper K C - Chairman (resigned 01/01/2026)
Mr D Pelly (resigned 01/01/2026)
Mrs S Renouf (resigned 01/01/2026)
Mrs H J Sutton (resigned 01/01/2026)
Ms V M Tucker (resigned 01/01/2026)
WCLC Trustee Limited (appointed 01/01/2026)

Other Personnel

Mr M Wetmore - Clerk

Charity Number

206095

Principal Address

PO Box 73
Halesworth
Suffolk
IP19 1AU

Independent Examiner

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

**Walberswick Common Lands Charity
Trustees' Report (continued)
For The Year Ended 31 December 2025**

Other Information

Surveyors

Durrants, Beccles
Stutt & Parker, Norwich

The trustees' report was approved by the board of trustees and signed on its behalf by:

A handwritten signature in blue ink, appearing to read 'Richard Teiper', is written over a horizontal line.

WCLC Trustee Limited

Trustee
26/03/2026

Walberswick Common Lands Charity
Independent Examiner's Report to the Trustees of Walberswick Common Lands Charity
For The Year Ended 31 December 2025

I report to the trustees on my examination of the accounts of Walberswick Common Lands Charity (the Trust) for the year ended 31 December 2025.

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

Since the Trust's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of The Association of Accounting Technicians, which is one of the listed bodies.

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 contents 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 have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

P N van Dijk FMAAT
26/03/2026
Georgian House
34 Thoroughfare
Halesworth
Suffolk
IP19 8AP

Walberswick Common Lands Charity
Statement of Financial Activities
For The Year Ended 31 December 2025

		Unrestricted funds	Restricted funds	2025 Total funds	2024 Total funds
	Notes	£	£	£	£
INCOME AND ENDOWMENTS FROM:					
Donations and legacies	3	1,150	-	1,150	422
Other trading activities	4	302,484	46,041	348,525	157,840
Investments	5	10,236	2,514	12,750	9,924
		313,870	48,555	362,425	168,186
EXPENDITURE ON:					
Charitable activities:	7				
Charitable activities		(51,113)	-	(51,113)	(50,704)
Other		(65,765)	(25,147)	(90,912)	(83,351)
		(116,878)	(25,147)	(142,025)	(134,055)
NET INCOME BEFORE INVESTMENT GAINS		196,992	23,408	220,400	34,131
Net (losses)/gains on investments		(2,003)	-	(2,003)	2,167
NET INCOME		194,989	23,408	218,397	36,298
NET MOVEMENT IN FUNDS		194,989	23,408	218,397	36,298
RECONCILIATION OF FUNDS:					
Total funds brought forward		1,784,304	28,386	1,812,690	1,776,392
TOTAL FUNDS CARRIED FORWARD	14	1,979,293	51,794	2,031,087	1,812,690

The notes on pages 8 to 13 form part of these financial statements.

Walberswick Common Lands Charity
Comparative Statement of Financial Activities
For The Year Ended 31 December 2025

		Unrestricted funds	Restricted funds	2024 Total funds
	Notes	£	£	£
INCOME AND ENDOWMENTS FROM:				
Donations and legacies	3	422	-	422
Other trading activities	4	114,329	43,511	157,840
Investments	5	8,543	1,381	9,924
		123,294	44,892	168,186
EXPENDITURE ON:				
Charitable activities:	7			
Charitable activities		(50,704)	-	(50,704)
Other		(52,098)	(31,253)	(83,351)
		(102,802)	(31,253)	(134,055)
NET INCOME BEFORE INVESTMENT GAINS		20,492	13,639	34,131
Net gains on investments		2,167	-	2,167
NET INCOME		22,659	13,639	36,298
NET MOVEMENT IN FUNDS		22,659	13,639	36,298
RECONCILIATION OF FUNDS:				
Total funds brought forward		1,761,645	14,747	1,776,392
TOTAL FUNDS CARRIED FORWARD	14	1,784,304	28,386	1,812,690

The notes on pages 8 to 13 form part of these financial statements.

Walberswick Common Lands Charity
Statement of Financial Position
As At 31 December 2025

		Unrestricted funds	Restricted funds	2025 Total funds	2024 Total funds
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	10	925,772	-	925,772	936,779
Investment Properties	11	545,000	-	545,000	545,000
		1,470,772	-	1,470,772	1,481,779
CURRENT ASSETS					
Debtors	12	70,190	-	70,190	66,294
Cash at bank and in hand		515,987	64,399	580,386	341,680
		586,177	64,399	650,576	407,974
Creditors: Amounts Falling Due Within One Year	13	(77,656)	(12,605)	(90,261)	(77,063)
NET CURRENT ASSETS (LIABILITIES)		508,521	51,794	560,315	330,911
TOTAL ASSETS LESS CURRENT LIABILITIES		1,979,293	51,794	2,031,087	1,812,690
NET ASSETS		1,979,293	51,794	2,031,087	1,812,690
FUNDS OF THE CHARITY					
Restricted Funds				51,794	28,386
Unrestricted Funds				1,979,293	1,784,304
TOTAL FUNDS	14			2,031,087	1,812,690

On behalf of the board



WCLC Trustee Limited

Trustee
26/03/2026

The notes on pages 8 to 13 form part of these financial statements.

Walberswick Common Lands Charity
Notes to the Financial Statements
For The Year Ended 31 December 2025

1. General Information

Walberswick Common Lands Charity is an unincorporated charity registered with the Charity Commission, registered charity number 206095. The principal address is PO Box 73, Halesworth, Suffolk, IP19 1AU.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements 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 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The charity is a Public Benefit Entity as defined by FRS 102.

2.2. Fund Accounting

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

Designated funds comprise unrestricted funds that have been set aside by the trustees for a specific purpose.

Restricted funds are to be used for specific purposes as laid down by the donor.

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

2.3. Incoming Resources

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.

2.4. Resources Expended

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.

2.5. Tangible Fixed Assets and Depreciation

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, see note 18 to the accounts.

The Charity has an interest in the Heritage Hut situated on Walberswick Village Green which is held on a ten year lease commencing 11th April 2019. Improvements thereto are being amortised over the remaining term of the lease.

Walberswick Common Lands Charity
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2025

2.6. Investment Properties

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

2.7. Cash and Cash Equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

2.8. Taxation

The charity is exempt from tax as all its income is charitable and applied for charitable purposes.

3. Income from Donations and Legacies

	2025	2024
	Unrestricted funds	Unrestricted funds
	£	£
Donations and gifts	1,150	422

4. Income from Other Trading Activities

	Unrestricted funds	Restricted funds	2025 Total funds
	£	£	£
Access licences	1,665	-	1,665
Property rent	36,401	-	36,401
Agricultural agreements	1,608	-	1,608
Covenant from W.C.P.Ltd	59,794	-	59,794
Annual licences	20,723	-	20,723
Environmental stewardship income	-	46,041	46,041
Lease premiums and easements	182,293	-	182,293
	302,484	46,041	348,525

	Unrestricted funds	Restricted funds	2024 Total funds
	£	£	£
Access licences	1,380	-	1,380
Property rent	36,014	-	36,014
Agricultural agreements	1,516	-	1,516
Covenant from W.C.P.Ltd	55,162	-	55,162

...CONTINUED

Walberswick Common Lands Charity
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2025

Annual licences	20,257	-	20,257
Environmental stewardship income	-	43,511	43,511
Lease premiums and easements	-	-	-
	114,329	43,511	157,840

5. Investment Income

	Unrestricted funds	Restricted funds	2025 Total funds
	£	£	£
Other interest receivable	10,236	2,514	12,750
	10,236	2,514	12,750
	Unrestricted funds	Restricted funds	2024 Total funds
	£	£	£
Other interest receivable	8,543	1,381	9,924
	8,543	1,381	9,924

6. Net Income/(Expenditure)

The net income is stated after charging/(crediting):

	2025	2024
	£	£
Depreciation of tangible fixed assets - owned	11,007	11,007
	11,007	11,007

7. Analysis of Expenditure

	2025 Support costs (see note 8)
	£
Charitable activities	51,113
	51,113
	2024 Support costs (see note 8)
	£
Charitable activities	50,704
	50,704

Walberswick Common Lands Charity
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2025

8. Support Costs

	2025
	Charitable activities
	£
Premises expenses	8,137
General administration	31,969
Depreciation	11,007
	51,113
	51,113
	2024
	Charitable activities
	£
Premises expenses	6,858
General administration	32,839
Depreciation	11,007
	50,704
	50,704

9. Average Number of Employees

Average number of employees during the year was: 1 (2024: 1)

10. Tangible Assets

	Land & Property		
	Freehold	Leasehold	Total
	£	£	£
Cost			
As at 1 January 2025	890,000	98,570	988,570
As at 31 December 2025	890,000	98,570	988,570
	890,000	98,570	988,570
Depreciation			
As at 1 January 2025	-	51,791	51,791
Provided during the period	-	11,007	11,007
As at 31 December 2025	-	62,798	62,798
	-	62,798	62,798
Net Book Value			
As at 31 December 2025	890,000	35,772	925,772
As at 1 January 2025	890,000	46,779	936,779
	890,000	46,779	936,779

Walberswick Common Lands Charity
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2025

11. Investment Property

	2025
	£
Fair Value	
As at 1 January 2025 and 31 December 2025	545,000

12. Debtors

	2025	2024
	£	£
Due within one year		
Trade debtors	70,190	66,294

13. Creditors: Amounts Falling Due Within One Year

	2025	2024
	£	£
Trade creditors	9,692	9,102
Other creditors	66,245	53,645
Accruals and deferred income	14,324	14,316
	90,261	77,063

14. Movement in Funds

	As at 1 January 2025	Income	Expenditure	As at 31 December 2025
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	1,784,304	313,870	(118,881)	1,979,293
Restricted funds				
Restricted funds	28,386	48,555	(25,147)	51,794
Total funds	1,812,690	362,425	(144,028)	2,031,087
	As at 1 January 2024	Income	Expenditure	As at 31 December 2024
	£	£	£	£
Unrestricted funds				
General:				
General unrestricted fund	1,761,645	123,294	(100,635)	1,784,304

...CONTINUED

Walberswick Common Lands Charity
Notes to the Financial Statements (continued)
For The Year Ended 31 December 2025

Restricted funds

Restricted funds	14,747	44,892	(31,253)	28,386
Total funds	1,776,392	168,186	(131,888)	1,812,690

15. Transactions with Trustees

None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current or previous year.

No trustee expenses have been incurred.

16. Related Party Disclosures

Trustees Mrs H J Sutton and Mr R T Leiper KC held on behalf of Walberswick Common Lands one share each in Walberswick Car Parks Limited at 31st December 2025. Mrs H J Sutton is also a director of Walberswick Car Parks Limited. During the year Walberswick Car Parks Limited covenanted £59,794 (2024 £55,162) to Walberswick Common Lands Charity.

18. Revaluation Reserve

Unrestricted funds at 31st December 2025 include the revaluation reserve of £145,000.

**Walberswick Common Lands Charity
Detailed Statement of Financial Activities
For The Year Ended 31 December 2025**

	2025	2024
	Total funds	Total funds
	£	£
INCOME AND ENDOWMENTS FROM:		
Donations and legacies		
Donations and gifts	1,150	422
	1,150	422
Other trading activities		
Access licences	1,665	1,380
Property rent	36,401	36,014
Agricultural agreements	1,608	1,516
Covenant from W.C.P.Ltd	59,794	55,162
Annual licences	20,723	20,257
Environmental stewardship income	46,041	43,511
Lease premiums and easements	182,293	-
	348,525	157,840
Investments		
Investment income	10,236	8,543
Investment restricted income	2,514	1,381
	12,750	9,924
	362,425	168,186
EXPENDITURE ON:		
Charitable Activities:		
Charitable activities		
Rates	(543)	(135)
Property maintenance	(7,594)	(6,723)
Insurance	(3,622)	(3,457)
Professional fees	(9,846)	(12,796)
Sundry expenses	(34)	(34)
Administration	(18,467)	(16,552)
Depreciation of leasehold property	(11,007)	(11,007)
	(51,113)	(50,704)
Other		

...CONTINUED

Walberswick Common Lands Charity
Detailed Statement of Financial Activities (continued)
For The Year Ended 31 December 2025

Individual charitable grants	(2,643)	(2,442)
Charitable grants	(63,122)	(49,656)
Environmental stewardship costs	(25,147)	(31,253)
	<u>(90,912)</u>	<u>(83,351)</u>
	<u>(142,025)</u>	<u>(134,055)</u>
NET INCOME BEFORE INVESTMENT GAINS	220,400	34,131
Net (losses)/gains on investments		
(Deficit)/surplus on revaluation of investments	(2,003)	2,167
	<u>(2,003)</u>	<u>2,167</u>
NET INCOME	<u>218,397</u>	<u>36,298</u>