

**WALBERSWICK COMMON LANDS CHARITY**  
**Founded 1901 – Registered Charity No. 206095**  
**CHAIRMAN’S REPORT YEAR ENDED 31 DECEMBER 2016**

In last year’s report I explained how the challenging local context in Walberswick was putting pressure on the Trustees to ensure that they met their legal obligations by acting solely in the best interests of the Charity and that they adhered strictly to the requirements of the Charity’s Scheme and the Charities Act. This year I am pleased to report that the Trustees have grasped the nettle and concluded a detailed review covering all aspects of the Charity’s activities, the conclusions of which were reported back to the Village at the Annual Parish Meeting in April 2017. In addition the Charity has been working towards modernising its property agreements and dealing with legacy property issues. However most important of all the Charity has continued to meet its charitable objectives by maintaining the natural environment in our ownership around our Village as well as providing charitable support to individuals and groups within our community.

Review of activities and policies

The outcome of the review of the Charity’s policies with regard to its beneficiary class, both individuals and groups, is summarised in the table below:

<b>Issue</b>	<b>Policy</b>
Beneficiary class definition	<p>‘Inhabitants’:</p> <ul style="list-style-type: none"><li>• Council Tax payers in Walberswick</li><li>• Having a permanent or principal home in Walberswick</li><li>• Plus their spouses, partners or immediate family living permanently with them</li></ul> <p>‘Residents’:</p> <ul style="list-style-type: none"><li>• Council tax payers in Walberswick (i.e. includes long-term tenants and second / holiday home owners)</li></ul>
Charitable benefits to Individuals (relief of need)	<ul style="list-style-type: none"><li>• Benefits only available to qualifying ‘inhabitants’</li><li>• Benefits must be for a charitable purpose</li><li>• Beneficiaries to be regularly assessed for need and hardship</li><li>• The granting of rights over the Charity’s land is not a charitable benefit</li></ul>
Beneficiary class - Groups	<ul style="list-style-type: none"><li>• ‘Groups’ includes charities, institutions and organisations (formal and informal)</li><li>• To be eligible Groups must provide benefit, or have the potential to provide benefit, to inhabitants and residents of Walberswick</li></ul>
Beneficiary class – Community projects	<ul style="list-style-type: none"><li>• The project must deliver a charitable benefit to inhabitants and residents</li></ul>

The outcome of the review of the Charity's policies with regard to property agreements is summarised in the table below:

Issue	Policy
Disposal of easements (permanent right to cross the Charity's land)	<ul style="list-style-type: none"> <li>• Cease using Section 68 methodology of the Countryside Right of Way Act (repealed)</li> <li>• Obtain valuation from a qualified surveyor and advice from an independent solicitor</li> <li>• Terms must be 'best that can be reasonably achieved'</li> <li>• Proceeds to be used for community projects where possible</li> </ul>
Granting of leases	<ul style="list-style-type: none"> <li>• Terms must be 'best that can be reasonably achieved'</li> <li>• Advice must be obtained from a qualified surveyor and independent solicitor</li> <li>• No leases of greater than 22 years</li> </ul>
Granting of Licences - 1 year or less	<ul style="list-style-type: none"> <li>• Trustees may exercise discretion in setting licence fees and terms, taking account of market evidence</li> <li>• Access Licences (former wayleaves) - the Charity should not be exposed to unrecoverable maintenance costs or to any liabilities for injury or damage</li> <li>• Beach &amp; Fishing Hut sites – residents' discount replaced by premium rate for non-residents</li> </ul>

### Natural environment

2016 was a further year of considerable change on Walberswick Common. Working under the supervision of Natural England we continue to clear large portions of gorse and birch in order to encourage the re-growth of heather. The immediate impact of this clearing is always somewhat stark, however the long-term benefits are now clearly visible with open tracts of heather and views across the valley towards Southwold. The positive feedback we have received from residents and visitors is very much appreciated.

The Charity faces a significant threat from flooding to its land adjoining the River Blyth, the area known as Town and Robinson's Marshes. The footpath along the Blyth is also a vital economic artery into the Village. We are working as a member of the Blyth Estuary Group on two projects. The raising and strengthening of the river bank and a new flood gate across Ferry Road linked into the re-built bank by Old Vicarage Cottage. The latter to reduce flood risk to adjoining properties and The Lea. At year-end the Charity held unrestricted funds of £121,427, in large part as a contingency against flood risk. It is hoped that these funds can eventually be used on flood prevention measures as a way of mitigating this risk.

The bridleway through Sandy Lane is a much-loved feature of Walberswick. However in recent years it has suffered from tree die-back, erosion and ivy infestation. A project is underway to restore the 'green tunnel' to the entire length of Sandy Lane. As with the Common, the initial change has been somewhat stark. The project will be monitored over the coming year, with the necessity of new planting being assessed in autumn 2017.

### Grants to beneficiaries and community projects

The following table shows grants made from un-restricted funds during 2016 compared to 2015.

<b>Beneficiary class</b>	<b>2016</b>	<b>2015</b>
Individuals	3,747	5,124
Groups	21,538	25,646
Schools	4,000	2,750
Community projects	7,166	0
<b>TOTAL</b>	<b>36,451</b>	<b>33,520</b>

Overall grants increased by 8.7%. The reduction in grants to Groups is due to the annual grant to Walberswick Village Hall being made in the 2017, rather than 2016 year. This delay was due to the Trustees reaching agreement with the Village Hall Management Committee that the grant would be used for a qualifying charitable purpose. Our largest charitable donation was once again to Sole Bay Care Fund, an excellent charity that provides in-home assistance and end of life care to Walberswick inhabitants.

The increase in grants to schools is as a result of a change in policy from providing educational support to individuals, to the schools themselves. Following the review of Charity practices it was no longer possible to provide educational support to individuals without first assessing them on the basis of need and hardship. Instead support is now given to schools on a per-capita basis, with the schools informing Trustees of the specific projects on which the grants will be used.

Examples of grants and projects which the Charity has supported during 2016 or which are ongoing are:

- A project to provide access to Walberswick beach for those with limited mobility.
- Improvements to the Communal Beach Hut.
- A contribution of 50% to the cost of restoring the Walberswick slipway.
- Construction of 'Tony's Hide' in Bennett's Drift, a bird-hide dedicated to the memory of the late Tony Lancaster.
- A one-third contribution to establish a 20 mph speed limit throughout Walberswick.
- Projects to reduce flood risk.

## Walberswick Car Parks Limited (WCPL)

WCPL is a company controlled by the Charity. It is responsible for operation of two car parks on the Charity's land. The principal objective is to improve traffic management and safety within the Village. The secondary benefit is that the car parks provide income which support the Charity's objectives.

In 2016 over 33,000 cars used the WCPL car parks. On busy days this resulted in congestion and a number of incidents. In 2017 the Directors of WCPL plan to move to Pay & Display parking. This should free up the parking attendants from taking money to instead focus on traffic management and being ambassadors for Walberswick. In addition traffic lights are to be trialled on the single-track Cliff Field bridge which becomes a bottle-neck in peak periods.

## 2016 Accounts

The total un-restricted income of the Charity for 2016 was £70,294, an increase of 14% on 2015. Of this income 30% was from WCPL with the remainder coming from property related activities. Expenditure on administration and maintenance increased by 85% to £34,347 when compared to 2015. This was in large part due to the cost of legal and survey advice relating to the review of the Charity's activities, modernising property agreements and resolving legacy property issues. These advisory costs are likely to continue at a high level into the 2017 year as further legacy issues are dealt with.

During 2016 the Charity received restricted income of £26,048 against expenditure of £32,093, with £6,045 of that expenditure being met from restricted reserves.

At the year-end restricted reserves stood at £141,751 and un-restricted reserves at £129,027. The restricted reserves being for defined purposes, such as our Stewardship Agreement and the Track & Manor Field agreement.

## Conclusion

I would like to acknowledge the contribution made by our Trustees during 2016. To my knowledge the Charity has never had a more diverse group of Trustees. That diversity creates a healthy contestability of ideas, leading to lively debate on occasions! All of which has helped shape a set of policies and procedures that should stand the Charity in good stead for years to come. As well as ensuring that the Charity continues to be a force for good in our Village.

**James Darkins**  
**Chairman**

23 August 2017

To copy

**WALBERSWICK COMMON LANDS CHARITY.**

Independent Examiners Report to the Trustees of the Walberswick Common Lands  
Charity No.206095

I report on the Accounts of the above-mentioned Charity for the year ended December 31<sup>st</sup> 2016.

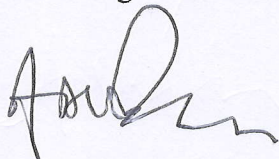
As the Charity's Trustees are responsible for the preparation of the Accounts; you consider that the audit requirements of section 43 (2) of the Charities Act 1993 do not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under section 43 (7) (b) of the 1993 Act, whether particular matters have come to my attention.

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. My examination has included a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It has also included consideration of any unusual items or disclosures in the accounts and obtaining explanations from the Trustees of any such matters. These procedures do not necessarily 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.

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
  - a) to keep accounting records in accordance with Section 41 of the Act; and
  - b) 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.

Signed



Dated

22 August 2017

A.D.Kohn FCIS, MCAM  
Bell Haven Cottage,  
Ferry Road,  
Walberswick,  
Suffolk IP18 6TL

**WALBERSWICK COMMON LANDS CHARITY**

Founded 1901 - Registered Charity No. 206095

**Summary of Income & Expenditure – 2016**

INCOME	£
<b>Un-restricted Income</b>	
Rents	37,203
Marshes & Common	1,638
Interest	1,255
Car park covenant	21,000
Other	9,198
Total un-restricted income	70,294
<b>Restricted Income</b>	
Environmental Stewardship	19,223
Track & Manor Fields	4,520
Donations	2,000
Interest received	305
Total restricted income	26,048
<b>Total Income</b>	<b>96,342</b>

**EXPENDITURE**

<b>Un-restricted Expenditure</b>	
Administration	11,021
Maintenance, Insurance & Fees	23,326
Grants to individual beneficiaries	3,747
Grants to groups	32,704
Total un-restricted expenditure	70,798
<b>Restricted Expenditure</b>	
Environmental Stewardship	18,593
Track & Manor Fields	11,500
Other	2,000
Total restricted expenditure	32,093
<b>Total Expenditure</b>	<b>102,891</b>
<b>Deficit/Surplus</b>	<b>- 6,549</b>

**MOVEMENT IN RESERVES**

	Opening Balance	Closing Balance
Year ending 31 December 2016		
Un-restricted funds	125,654	129,027
Restricted funds	147,796	141,751
<b>Total Funds</b>	<b>273,450</b>	<b>270,778</b>



# Walberswick Common Lands Charity

## ASSETS AT 31 DECEMBER 2016

	2016	2015
	£	£
<b>Cash Funds</b>		
Bank account number one	6,473	7,374
Bank account number two	7,388	6,970
Sea Defence account	1,280	1,280
Track & Manor Fields account	4,163	11,142
	<u>19,304</u>	<u>26,766</u>
<b>Investment assets</b>		
COIF accumulation shares	16,545	14,463
COIF income shares	19,418	17,624
COIF deposit accounts 1 & 2	143,551	142,942
COIF Sea Defence deposit a/c	11,516	11,468
COIF Track & Manor Fields deposit a/c	60,444	60,187
	<u>251,474</u>	<u>246,684</u>
<b>Total cash &amp; investments</b>	<u><u>270,778</u></u>	<u><u>273,450</u></u>

Prior to 2006 no distinction was made between restricted & unrestricted funds, since 2006 the above figures contain restricted funds of: -

And therefore unrestricted funds of: -

141,751	147,796
129,027	125,654

<b>Total funds</b>	<u><u>270,778</u></u>	<u><u>273,450</u></u>
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### Restricted funds consist of: -

Track & Manor Fields	64,605	71,329
Environmental Stewardship Agreement	64,349	63,719
Sea Defence	12,797	12,748
	<u>141,751</u>	<u>147,796</u>

### Property at insurance values

Potter's Wheel	53,136	52,609
Print Room	60,575	59,975
Bennett's Drift	16,299	16,138
	<u>130,010</u>	<u>128,722</u>

### Land (not valued)

The Charity holds the following land:  
 Town Marshes 14.60 hectares  
 Car Parks & foreshore 13.32 hectares

Old Town Marshes 11.88 hectares  
 Common 33.34 hectares  
 Bennett's Copse & Bennett's Drift

Signed:  Chairman of the Trustees

Signed:  Clerk to the Trustees

**Walberswick Common Lands Charity**

**GRANTS FOR GENERAL BENEFIT OF WALBERSWICK 2016**

	<b>2016</b>	<b>2015</b>
Alde Valley Academy	200	0
Ashley School Academy Trust	200	750
Bungay High School	200	0
Children's Christmas Party (net cost)	292	400
Children's Sports Days (net cost)	1,215	949
Easter Egg Hunt (net cost)	135	117
Macmillan Care	500	500
Marie Curie Cancer Care	500	500
Middleton Primary School	200	0
Pantomime (hall hire)	0	1,000
Play Equipment - The Common	2,192	0
Post Office out-reach Service (hall hire)	750	750
Queen's Birthday Celebration	926	40
Saxmundham Free School	400	0
Shopping minibus	5,270	5,640
Sole Bay Care Fund	10,000	10,000
St Barnabus Residential Care Home	0	1,000
St. Andrews Churchyard Maintenance	750	750
Thomas Mills High School	200	0
Voluntary Help Centre	1,000	1,000
Walberswick History Group	324	0
Walberswick Slipway repairs	4,500	
Walberswick Village Hall rental subsidy	0	3,000
Wenhaston Primary School	1,000	1,000
WI Daffodils beautification	150	0
Yoxford Primary School	1,800	1,000
	<b><u>32,704</u></b>	<b><u>28,396</u></b>