

THE CASTELNAU CENTRE PROJECT

REPORT AND ACCOUNTS

31 MARCH 2022

REGISTERED CHARITY NO. 1061637

COMPANY NO. 03305114

THE CASTELNAU CENTRE PROJECT
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FOR THE YEAR TO 31 MARCH 2022

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THE CASTELNAU CENTRE PROJECT

TRUSTEES' REPORT

FOR THE YEAR TO 31 MARCH 2022

TRUSTEES

Ian Lang, *Chair*,
Veronica Schroter, *Deputy Chair*
Patrick Findlater, *Honorary Treasurer*
Cllr. Aphra Brandreth
Julie Burdon
Cindy Glenn
Anne McKee
Silvia Montello
Philip Pirie (*Resigned 5th January 2022*)
Nicolas Tiffou
Anna Wigley
Robert Woolf

The Trustees present their Annual Report and the Financial Statements of the Company for the year ended 31 March 2022.

LEGAL STATUS

The company was formed on 21 January 1997 as a company limited by guarantee and is governed by its Memorandum and Articles of Association. Its registered office is at Castelnau Community Centre, 7 Stillingfleet Road, Barnes, London, SW13 9AQ. The Charity number is 1061637.

OBJECTS

To promote the education and assistance of young persons through their leisure time activities in order to develop their physical, mental and spiritual capacities so that they may grow to full maturity as individuals and members of society and that their conditions of life may be improved.

To promote the benefit of the inhabitants of Barnes and the neighbourhood thereof without distinctions of sex, sexual orientation, race or political, religious or other opinions by working together with the said inhabitants, the local authority, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time with the object of improving the conditions of life for the said inhabitants.

The company's mission is to promote and support a vibrant, happy and sustainable community in the Castelnau estate as part of the wider community of Barnes.

VALUES

The Company's core values are:

- listening to those who live in the community
- working 'with' members of the community and not 'for' them
- developing activities and resources that are locally owned and run
- helping those involved in the Project to acquire new skills, knowledge and confidence
- working in partnership with other organisations.

ACTIVITIES

The objects are met in two ways:

1. through the management of the Castelnau Community Centre, a 1930s building in Stillingfleet Road Barnes, held on a lease from Holy Trinity Church Barnes, which expired in March 2022.
2. through the employment of a staff team of eight people and the involvement of many volunteers to promote community development, manage the Centre, to develop partnerships with other agencies in education, health, social welfare and youth and children's work, and to run specific community activities at the Centre.

BUILDING MANAGEMENT

The total cost of managing the Centre in the year was £105,329 (2020/21 £86,102). The increase is a result of repair and maintenance costs of £17,342 associated with the bell tower and roofing repairs, much of which was covered by a generous grant from the Barnes Fund.

The hire fees for the use of the Centre came in the main from Richmond Council's commission to CCP to run youth provision, from the Sunshine Nursery, and from the Citizen's Advice Richmond. There were also a number of bookings for other activities. Total receipts for the use of the Centre through the year were £36,115 (2020/21 £24,847). Hire fees have been adversely affected by the COVID restrictions, particularly in the prior year.

In addition to managing the building and its surrounds, the Company also administers, on behalf of the landlord Holy Trinity Church, the neighbouring allotments that are let mostly to local residents.

COMMUNITY ACTIVITIES

The core programme of services to toddlers, children, young people and adults of all ages has further developed over the past year. New users continue to access the activities. Our tight geographical and professional linkage with, Lowther Primary School, Sunshine Day Nursery and the North Barnes office of Citizens Advice (Richmond) contributes further to the strong sense of community on and around the Castelnau Estate.

With the direct, day to day impact of Covid-19 having had far less effect on operations, we have enjoyed a year, when once again new people have accessed activities and we have continued to develop and evolve our offer of services to the local community.

Improving and maintaining positive mental wellbeing continues to sit at the core of everything that we do. We follow the NHS '*five steps to improving mental wellbeing*', these being to connect, be active, keep learning, give to others and be mindful.

The 1:1 support that was offered or sought during the year differed from person to person. As has been the case over several years, we continue to support people who are experiencing ongoing mental health wellbeing challenges. A significant change in the last 18 months is one where we are encountering adults who we feel need the support of Adult Social Services, yet the individual fails to meet the threshold to receive support.

General, 1:1 contact and what it means to people is very difficult to sum up, however, we believe that it is the most important and trust defining activity that we undertake. For many people, we are a point of contact, their non-judgemental sounding board, their critical friend, their reassurance, their constant. What is discussed can range from something deeply personally distressing, through such challenges as self-confidence dips to providing a listening ear with regards to relationship challenges and choices. Most of the time, the benefit gained is that of time spent with an active listener and a feeling of being heard and understood.

During 1:1 time we will often support people who are seeking to prioritise tasks or remove hurdles to completing a task. Often, simply sitting alongside someone whilst they make a call to the council, utilities company, hospital can be the difference between the call being made or left on a 'to do' list that makes the individual feel that they are failing.

In May we launched a new weekly, after school *Junior Youth Club* session. The activity is targeted at children in years 5 and 6 with the aim of introducing them to some of the activities that can be accessed during our full youth club offer (cooking, arts and crafts, team games, consul competitions etc), whilst also providing the

children with an early opportunity to build relationships with members of the youth team, so as to further aid their transition to becoming a full youth club member.

Over the course of the period 01/04/21–31/03/22, the Centre saw 5323 (2020/21 272) attendances made by 529 (2020/21 58) different people attending 401 (2020/21 60) sessions. These figures do not include those people attending the term time weekday morning café, where customer numbers have been very slow to recover to pre-covid levels. We remain committed to maintaining the café, and during the forthcoming year will be undertaking several different publicity campaigns to further raise awareness of its presence, as it is often central to the first experience that many adult users have of the centre. It also serves as a central point of intergenerational blending, with many friendships being forged and developed.

The Little Castles term time, thrice weekly (Monday, Wednesday, and Friday), parent and child stay and play sessions received 2461 child and adult attendances from 203 different people over 97 sessions. In March, having reviewed the responsibilities of the supervising lead worker, we successfully recruited to the new role of Parent Engagement Worker (PEW), a role that we hope will provide greater proactivity and wraparound care to support families. The Little Castles sessions remain our most socially blended activity, with children being brought to sessions by parents, grandparents, childminders, and nannies. Children and adults form relationships and develop support networks that will benefit both, with the session offering a range of play activities which include motor/physical play, social play, constructive play and fantasy play. There are also themed arts and crafts activities. The Trustees remain grateful to The Barnes Fund for the continued funding of the PEW.

Our partnership with *Brick Buzz*, an organisation committed to the joys of Lego has grown to become a twice weekly after school opportunity for children aged 6-10 years. The sessions provide children with a large choice of blocks to build with and there is always an inspirational model. As with previous themed clubs that we previously delivered, we have found that it is particularly beneficial to those children with social anxiety and communication challenges.

At the beginning of the year, we entered a period of negotiation regarding our role in providing commissioned youth provision on behalf of the London Borough of Richmond upon Thames, via Achieving for Children. In March we reached a verbal agreement that would see us deliver 2 years plus one performance based optional year, beginning in April 2022. We have now received a formal confirmation of that agreement. The year has seen a fresh influx of younger children living locally on the estate and they have already started to influence and shape the service via open and thoughtful dialogue with the Youth Team.

We are particularly pleased with the increase in youth attendance (1,474 attendances) from 50 different young people attending 79 sessions. This attendance is particularly pleasing due to the number of repeat attendances being made by a regular group of local young people who are very much making their local youth club their own. We are also seeing young people accessing youth club earlier, following our commitment to allow children to access as soon as they enter Year 6 (providing a whole 12 months to settle into youth club before transitioning to secondary school).

We have continued to deliver '*Maths Club*' throughout the year, providing children with a weekly opportunity to further develop their understanding of the subject. The 1.5-hour session saw an average of 6 children in attendance and was delivered at no cost by one of our Trustees, who has a passion and skills for engaging children in the subject. The children accessing the session all benefitted in different ways, with several children experiencing significant increased capabilities around the subject.

As in previous years, the focus on the needs of adults has been plentiful. Many of the sessions were delivered or augmented by a group of highly creative and committed volunteers, who have showcased a pattern of developing sustainability in our activities. Provision for adults has included, the *Welcome Project*, a weekly session for people with English as a second language who wish to improve their language skills whilst making friendship and support connections. '*Arts 4 All*' (provides a range of crafting opportunities, whilst crucially offering an opportunity to improve wellbeing through a sense of participation and achievement), Yoga, Pilates, Zumba, Chair based Exercise, Walking Football, Table Tennis, Monthly Dining for Over 50's, Monthly Book Club and Gardening Club.

We have worked in partnership with a range of providers to bring expertise and knowledge directly to the local community. Over the year we collaborated with Citizens Advice Richmond, Welcare, Richmond MIND, Achieving for Children, NHS Clinical Commissioning Group and Primary Care Network, RUILS Social Prescribing Team, Richmond Furniture Scheme, Metropolitan Police Service and London Borough of Richmond upon Thames Council.

CCP hosts a limb of the Richmond Foodbank Scheme, delivered by volunteers from the Barnes churches, in partnership with the Trussell Trust. The initiative, co-ordinated by Holy Trinity Church, has experienced another busy year.

CCP encourages volunteering. Volunteers run the Community Café, support the delivery of The Welcome Project, Elders lunches, the advice service to local people '*Let's Get It Sorted*' and support our children's provision. Numbers across the year have remained steady at around 30 volunteers across all activities.

Regarding marketing and publicity, we made a decision to return to the issuing of hard copy newsletter, with the first due for delivery in the Autumn of 2022. We witnessed a growing awareness of the work of the project which was spread via word of mouth (presentations were made at St. Mary's Church and Barnes Women's Institute. We also continue to use our website and social media to good effect.

FINANCIAL SUPPORT

CCP received total grant income to support community activities of £135,110 (2020/21 £100,775). The increase is because of a generous grant by Barnes Fund towards the bell tower and roofing repairs, and a one-off £25,000 Covid related Grant from the Borough of Richmond. Details of funders are set out in notes to the accounts.

The most important grant funder for CCP remains The Barnes Fund. It gave £41,000 for the Centre's core staffing. This underpins our ability to provide professional community development in Barnes. The Trustees are most grateful for the Fund's support and their ongoing commitment to supporting people in greatest need.

Richmond Parish Lands Charity (RPLC) has also been a major funder, granting the Centre £23,786 towards core staffing. RPLC is a local grant maker ensuring that those in greatest need receive the appropriate support. Trustees sincerely value RPLC's ongoing support.

CCP also enjoys an annual grant of £30,250 from the National Lottery Community Fund to cover the costs of our Adult Programme Manager and some additional administration/data base hours.

Trustees are also grateful for donations in the year, totalling £41,665 (2020/21 £41,823) from local churches, schools and other organisations, details of which are set out in Note 4. These are especially welcome in providing opportunities for a flexible response to needs as they arise. Trustees are particularly thankful to our landlords, Holy Trinity Church (HTC) for their substantial financial donation and support.

We continue to seek support from local businesses and organisations, as well as seeking donations from individuals.

STAFF

The year saw just one change to personnel, with the successful recruitment of a Parent Engagement Worker who will join the team in May 2022. Our small, committed team continued to further develop our working relationships to best support each other in providing a broad offer to local people.

Lisa Green continues to combine her role as Finance Manager with that of Company Secretary.

TRUSTEES

Philip Pirie resigned as a Trustee in January 2021 for personal reasons. Trustees expressed their appreciation of the valuable work Philip has done as a trustee for nearly seven years. Of the eleven Trustees, nine live in North Barnes and the remaining two live in or are local to Barnes.

RISK MANAGEMENT AND CONTROL

Risks and their mitigation were formally reviewed during the year.

The main risks are financial, reputational and operational.

The main financial risks are loss of significant funding or loss of major rental income and contracts, or significant unbudgeted costs. The reserves policy covers temporary shortfalls of funding, rents or

unanticipated costs. Larger shortfalls would be covered by accelerated fundraising.

The reputation of the charity would be damaged by a failure of safeguarding, major disturbance or failure of governance. These risks are being managed by the Deputy Chair and Director in establishing and maintaining robust policies and procedures approved by Trustees and overseen by the Director and Chair. Policies and procedures are regularly reviewed and updated. During the year the following policies and procedures have been reviewed, updated and approved by Trustees: Allegations, Confidentiality, Time off in Lieu, Public Interest Disclosure (Whistle Blowing), Equality & Diversity and the Reserves Policy.

Operational risks include risks in managing the building and risks in providing appropriate services. These operational risks are managed by the Director subject to oversight by the Chair and by Trustees CCP has insurance to provide the normal protections against the risks associated with employment and building management.

There is also risk associated with renewal of the lease around the term and rent. Negotiations are continuing with the landlord, Holy Trinity Church .

FINANCIAL POSITION AND RESERVES

The overall out-turn for the year was a surplus of £30,568 (2020/21 surplus of £4,080). As CCP began to emerge from the Covid emergency, the income from charitable activities increased by around £10K but so did the costs. As a result, net assets to be carried forward were £144,159 (2020/21 £113,591). Total income was inflated by the one-off £25,000 Covid related grant from the Borough of Richmond which resulted in this welcome surplus.

The Reserves Policy is to aim to hold six months costs or approximately £120,000 to ensure that the charity holds enough funds to be wound down solvent if ever necessary, to cover significant unplanned costs, and to cover any significant shortfall in funding or rental income. Although net assets were greater than the target at year-end, there are greater than usual uncertainties in the coming year in terms of anticipated legal fees and net rental associated with the renegotiation of the lease, which makes this additional reserve timely.

INDEPENDENT EXAMINATION OF THE ACCOUNTS

The Trustees are responsible for the preparation of the accounts, which are not required to be audited. Accordingly they have been the subject of a report by an independent examiner-Alastair Cameron, whose report is set on the following page of this document.

Approved by the Trustees and signed on their behalf by:



Ian Lang
Chair

Dated1/11/2022.....

THE CASTELNAU CENTRE PROJECT
FOR THE YEAR TO 31 MARCH 2022
INDEPENDENT EXAMINERS'S REPORT TO THE TRUSTEES OF
THE CASTELNAU CENTRE PROJECT

I report to the charity Trustees on the accounts for the year ended 31st March 2022 which are set out on pages 9-13.

RESPONSIBILITIES OF THE TRUSTEES AND INDEPENDENT EXAMINER

The charity's Trustees consider that an audit is not required for this year under section 744(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act;
- Follow the procedures laid down in the General Directions given by the Charity Commissioners section 145(5Xb) of the 2011 Act and
- State whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S STATEMENT

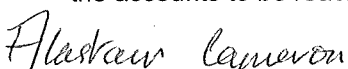
My examination was carried out in accordance with the General Directions given by the Charity Commission.

An examination includes a review of the accounting records kept by the charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the Treasurer and Finance Manager concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in a full audit, and consequently I do not express an audit opinion on the accounts.

INDEPENDENT EXAMINER'S STATEMENT

In connection with my examination, no matters have come to my attention

1. which give me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with s40 of the 2011 Act or to prepare accounts which accord with these accounting records 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, other than the lease renewal mentioned in the trustees' report.


Mr Alastair Cameron FCA
48 Lowther Road, Barnes

Date: 27/10/22

THE CASTELNAU CENTRE PROJECT
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR TO 31 MARCH 2022

	Notes	<u>2022</u>			<u>2021</u>		
		Restricted	Unrestricted	Total	Restricted	Unrestricted	Total
Income from:		Funds	Funds	Funds	Funds	Funds	Funds
Donations and Grants	4,5	30,250	146,525	176,775	27,893	114,705	142,598
Charitable activities	6	-	53,373	53,373	-	42,847	42,847
Building Income	7	-	36,115	36,115	-	24,847	24,847
Investment income		-	154	154	-	234	234
Total Income		30,250	236,167	266,417	27,893	182,633	210,526
Expenditure on:							
Charitable activities	8	473	18,258	18,731	-	8,412	8,412
Building costs	9	2,000	103,329	105,329	2,000	84,102	86,102
Other charitable activities	10	28,403	83,386	111,789	25,267	86,665	111,932
Total resources expended		30,876	204,973	235,849	27,267	179,179	206,446
Surplus/(deficit)		(626)	31,194	30,568	626	3,454	4,080
Accounting Adjustment		-	-	-	-	-	-
Net Surplus(deficit)		(626)	31,194	30,568	626	3,454	4,080

The income, expenditure and resulting net movement in funds arise from continuing operations. The charity has no recognised gains or losses other than the net movement in funds in the year.

THE CASTELNAU CENTRE PROJECT

BALANCE SHEET

31 MARCH 2022

	Notes	31/03/2022	31/03/2021
Current Assets:			
Debtors	2	12,616	13,198
Cash and cash equivalents		<u>205,346</u>	<u>182,441</u>
		217,962	195,639
Current Liabilities:			
Creditors	3	<u>73,803</u>	<u>82,048</u>
Net assets		<u>£144,159</u>	<u>£113,591</u>
Represented by:			
Restricted funds		-	626
Unrestricted funds		144,159	112,965
		<u>£144,159</u>	<u>£113,591</u>

For the year ending 31 March 2022, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.


The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

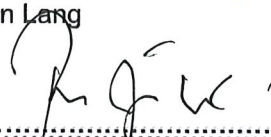
These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the Trustees on

1 Nov 2022 and signed on their behalf by:



 Ian Lang



 Patrick Findlater

THE CASTELNAU CENTRE PROJECT
NOTES TO THE ACCOUNTS
FOR THE YEAR TO 31 MARCH 2022

1. ACCOUNTING POLICIES

Company information

The Castelnau Centre Project (03305114) is a charity and company limited by guarantee incorporated in England and Wales. The registered office is Castelnau Community Centre, 7 Stillingfleet Road, Barnes, London, SW13 9AQ.

a) Accounting Conventions

The accounts (financial statements) have been prepared in accordance with the Statement of Recommended Practice (SORP): Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011 and the Companies Act 2006.

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The accounts are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

The Castelnau Centre Project meets the definition of a public benefit entity under FRS 102.

These accounts for the year ended 31 March 2022 are prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland.

b) Funds structure

Unrestricted income funds comprise those funds which the Trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the Trustees, at their discretion, have created a fund for a specific purpose.

c) Income

All income is recognised once the charity has entitlement to the income, there is sufficient certainty or receipt and so it is probable that the income will be received, and the amount of income can be measured reliably.

d) 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 settlement will be required and the amount of obligation can be measured reliably.

All expenditure is accounted for on an accruals basis.

2. DEBTORS

The debtors are estimated to be received within one year and comprise:

	<u>31 Mar 2022</u>	<u>31 Mar 2021</u>
Trade receivables	1,831	100
Other debtors	6,703	6,703
Prepayments	<u>4,082</u>	<u>6,395</u>
	12,616	13,198

3. CREDITORS

The Creditors are payable within one year

Trade payables	3,361	13,348
Deferred income	49,938	63,056
Other payables	1,049	437
Accruals	<u>19,455</u>	<u>5,207</u>
	73,803	82,048

4. DONATIONS INCOME

	<u>2022</u>			<u>2021</u>		
	Restricted Funds	Unrestricted Funds	Total Funds	Restricted Funds	Unrestricted Funds	Total Funds
Holy Trinity Church	-	26,812	26,812	-	26,812	26,812
St Mary's Church	-	2,325	2,325	-	2,105	2,105
St Paul's School	-	3,605	3,605	-	3,103	3,103
Other donations	-	8,923	8,923	-	9,803	9,803
	-	41,665	41,665	-	41,823	41,823

5. GRANTS INCOME

	<u>2022</u>			<u>2021</u>		
	Restricted Funds	Unrestricted Funds	Total Funds	Restricted Funds	Unrestricted Funds	Total Funds
Barnes Fund	-	54,848	54,848	-	41,000	41,000
Richmond Parish Lands Charity	-	23,786	23,786	-	24,318	24,318
National Lottery Community Fund	30,250	-	30,250	27,893	-	27,893
Goldman Sachs	-	-	-	-	3,000	3,000
LB Richmond	-	25,049	25,049	-	923	923
Other grants	-	1,177	1,177	-	3,641	3,641
	30,250	104,860	135,110	27,893	72,882	100,775

6. CHARITABLE ACTIVITIES

	<u>2022</u>			<u>2021</u>		
	Restricted Funds	Unrestricted Funds	Total Funds	Restricted Funds	Unrestricted Funds	Total Funds
Youth Service Contract	-	43,229	43,229	-	42,103	42,103
Community Cafe	-	2,554	2,554	-	-	-
Little Castles	-	3,550	3,550	-	-	-
Exercise Classes	-	985	985	-	-	-
Elders	-	2,090	2,090	-	236	236
Other charitable activities income	-	965	965	-	508	508
	-	53,373	53,373	-	42,847	42,847

7. BUILDING INCOME

	<u>2022</u>			<u>2021</u>		
	Restricted Funds	Unrestricted Funds	Total Funds	Restricted Funds	Unrestricted Funds	Total Funds
Rent Income	-	36,115	36,115	-	24,847	24,847

8. CHARITABLE ACTIVITIES (DIRECT COSTS)

	<u>2022</u>			<u>2021</u>		
	Restricted Funds	Unrestricted Funds	Total Funds	Restricted Funds	Unrestricted Funds	Total Funds
Youth Service Contract	-	5,005	5,005	-	3,259	3,259
Community Cafe	-	2,126	2,126	-	-	-
Little Castles	-	3,716	3,716	-	-	-
Exercise Classes	-	812	812	-	-	-
Elders	-	2,555	2,555	-	282	282
Summer Programme	-	1,141	1,141	-	-	-
Community Internet	-	2,803	2,803	-	4,871	4,871
Adult Activities	393	-	393	-	-	-
Other activities	80	100	180	-	-	-
	473	18,258	18,731	-	8,412	8,412

9. BUILDING COSTS

	<u>2022</u>			<u>2021</u>		
	Restricted Funds	Unrestricted Funds	Total Funds	Restricted Funds	Unrestricted Funds	Total Funds
Staff costs (Building)	-	19,713	19,713	-	19,317	19,317
Rent and rates	1,000	38,303	39,303	1,000	39,496	40,496
Cleaning	-	12,982	12,982	-	12,943	12,943
Utilities, security, refuse, lift	1,000	8,674	9,674	1,000	7,061	8,061
Repairs and maintenance	-	17,342	17,342	-	192	192
Insurance	-	1,315	1,315	-	93	93
Other professional fees	-	5,000	5,000	-	5,000	5,000
	2,000	103,329	105,329	2,000	84,102	86,102

10. OTHER CHARITABLE ACTIVITIES COSTS

	<u>2022</u>			<u>2021</u>		
	Restricted Funds	Unrestricted Funds	Total Funds	Restricted Funds	Unrestricted Funds	Total Funds
Staff costs (Charitable activities)	27,037	74,650	101,687	25,267	74,744	100,011
Office costs	566	2,506	3,072	-	6,366	6,366
Insurance	-	2,219	2,219	-	118	118
Professional fees HR	-	784	784	-	850	850
Staff training and recruitment	-	1,045	1,045	-	738	738
Sundry expenses	800	2,182	2,982	-	3,849	3,849
	28,403	83,386	111,789	25,267	86,665	111,932