HADLOW DOWN COMMUNITY CENTRE

England & Wales · Charity number 1158375

Details

Other names	HDCC
Status	Registered
Legal form	CIO
Registered	2014-08-28
Register	View on the Charity Commission register

Contact

Address	Ailsa Waghorns Lane Hadlow Down Uckfield TN22 4JA
Phone	01825830857
Email	hadlowdowncommunitycentre@gmail.com
Website	https://www.newvillagehall.co.uk/

Activities

Objects: THE OBJECT OF THE CIO IS: TO FURTHER OR BENEFIT THE RESIDENTS OF HADLOW DOWN AND THE NEIGHBOURHOOD, WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING TOGETHER THE SAID RESIDENTS AND THE LOCAL AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION LEISURE TIME OCCUPATION WITH THE OBJECTIVE OF IMPROVING THE CONDITIONS OF LIFE FOR THE RESIDENTS. IN FURTHERANCE OF THESE OBJECTS BUT NOT OTHERWISE, THE TRUSTEES SHALL HAVE POWER: TO ESTABLISH OR SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE AND TO MAINTAIN OR MANAGE OR CO-OPERATE WITH ANY STATUTORY AUTHORITY IN THE MAINTENANCE AND MANAGEMENT OF SUCH A CENTRE FOR ACTIVITIES PROMOTED BY THE CHARITY IN FURTHERANCE OF THE ABOVE OBJECTS.

Activities: To drive forward the provision of a new Community Centre for the benefit of all the villagers of Hadlow Down.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Economic/community Development/employment
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- **Area of benefit:** LOCAL
- East Sussex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£7,448	£2,179	-	-
2024-12-31	£10,511	£16,284	-	-
2023-12-31	£5,582	£2,297	-	-
2022-12-31	£9,068	£4,623	-	-
2021-12-31	£19,848	£15,360	-	-
2020-12-31	£560	£6,221	-	-

Trustees

Name	Role	Appointed
ROBERT E LAKE	Chair	2014-01-02
Amanda Mary Chapman		2024-09-10
FIONA SHAFER		2014-01-02
JANET TOURELL		2014-01-02
JOHN THOMPSON		2014-01-02
Robert Henry Prall		2025-10-15
Sarah Prall		2023-06-07

HADLOW DOWN COMMUNITY CENTRE

England & Wales - Charity number 1158375

Accounts

Hadlow Down Community Centre AGM February 2024

Chair's Report

I am delighted to report that the past twelve months have been very productive in contrast to the previous year. Joining me are fellow trustees and volunteers – Sarah Prall, Mandy Chapman, Janet Tourell, John Thompson, Fiona Shafer, Rob Prall, Pete Strevens and Glenys Lake – as you are about to hear, they have worked tirelessly to enable us to achieve what we have.

At the last AGM the following priorities were shared and in addition to these, we organised a public meeting in July at which was stated our intention to produce a Business Plan by December 2023. Also we have supported the Parish Council in the setting up of the HDCC Advisory Committee (more of that later).

Our priorities for 2023 were to:-

1) carry out a new survey of parishioners in order to demonstrate a continuing need for a new hall. It will be crucial when applying for funding to show a demonstrable need and support within our community as well as currency with regard to when it was conducted.

2) secure 'extant' planning permission. Put simply this will require us to undertake some limited construction works on site to secure lifelong planning consent – deadline being the beginning of May.

4) organise and carry out a minimum of several local fund-raising events.

Our progress and achievements from March 2023 – February 2024:-

1) **Survey**

   It seems sensible to ask Sarah (Prall) to report on this as she was the lead person on this working in partnership with Mandy (Chapman) and Fiona (Shafer).

   Hi, I'm Sarah and I led on the Village Survey that HDCC conducted in June 2023

Context

- *The previous survey was in 2011. A door-to-door survey was conducted to hear the views of parishioners.*
- *The survey attracted a 70% response rate.*

over 60% opted for the relocation of the village hall to the playing field site.

- *2023 Survey Aims - To establish whether residents still support the building of a New Hall, also include the views of new residents.*

-Identify what facilities would be needed in the improved facility.

- Explore which activities people would like to see offered in future at the Village Hall and measure the level of interest in hiring facilities.

- Establish which activities and groups parishioners currently attend both within and outside the parish

- and the barriers to taking part in these in the parish

- *Methodology, residents along with Village Hall and Pavilion users, were invited to complete an anonymous on-line survey. The survey questions were peer reviewed by various interested groups.*
- *Newsletter was produced and delivered by hand to all residences. Notices were placed online and in Parish Magazine.*

Results

- *137 Responses from 331 households, we believe a quarter of adults residing in the village responded.*
- *83% of respondents agree that Hadlow Down needs a new high quality Village Hall and Sports Pavilion for use by the whole community.*
- *Part of the survey asked for more detailed comments and suggestions, 132 verbatim responses were received to Questions 2 and 3 alone which will help inform future decisions. All verbatim comments are available to view on our website.*
- *17% against the proposal was comprised of 22 respondents. 72% of these respondents currently use the village hall only once or twice a year or never at all, and 82% rarely or never use the Pavilion. So, these opinions, whilst important do not represent the major users of our community's facilities. By comparison to the respondents that agree or*

strongly agree with the new proposal, 88% have used the hall quarterly or more in the last year.

- *Majority of respondents are over 45. 55-64 year (24%) 45-54 year olds (23%), 65-74yrs (19%)*

Conclusions

We believe we have had a representative response to our community survey. A clear majority of our respondents are in favour of the project. Respondents feel that the current buildings no longer offer adequate facilities for our community.

There is plenty of support in the verbatim comments for a new improved environment and many feel that the new activities would strengthen community spirit and involvement. The survey data tells us that usage would increase in the future with better facilities and a broader range of activities.

We are mindful though that there are still a small number of villagers with strong views against the project. Whilst we recognise, we may not change their views, we are committed to further consultation and communication for the whole community as we progress.

We are encouraged by members of the community offering both support and practical assistance, we have recruited new members for our local fundraising sub-committee and business plan sub-committee. In all, 74 respondents offered to help.

As we move into our fundraising phase, the survey will be vital in demonstrating community insight, and for applications to external trusts and investors.

I think you'll agree that this was such huge undertaking and such an impressive piece of work – thank you all. Also to Elizabeth Thomson and others for their input as 'critical friends'.

2) Extant planning approval

HDCC was given a five year planning consent in June 2019 and as reported at last year's AGM, prompted by the impact of the Covid pandemic and spiralling costs of construction materials, we recognised that we could not raise the required amount of capital funding in time to begin construction of the new hall before 28 June 2024 - the planning consent expiry date. We sought opinions from several professional people and were advised to consider Extant planning as a solution to our problem. On the face of it, this appeared to be a relatively straightforward process. How wrong were. Rob Prall and I are still wrestling with this issue but we are confident that the last of the sixteen planning conditions will be approved and the modest drainage construction to be carried out in time for it to be approved Wealden DC planners.

3) Local fund-raising

During the past year HDCC has staged four very successful local fund-raising events – a Spring Market (£534.37), a Vintage Tea Party (£1060), a Quiz (£1333) and a Christmas Market (£831.21) – a combined total of £3758.58, an amount not to be sniffed at! But, it's not just about money, is it? Since Covid, we have had very few social events in the parish and as the numbers of those who came along show, such gatherings provide important opportunities for our community to come together and enjoy each other's company. Our current Fund-Raising Team should be known as the 'Magnificent Seven'. They are – Janet Tourell, Jane Hissey, Sarah Allen, Ann Zenka, Dee Hogg, Gill Terry and Glenys Lake. But that's not say that they wouldn't like more to become involved. Isn't it uplifting to note that more people have come forward as volunteers? Thank you all.

4) Business Plan

In a very similar fashion to the Survey, this represents a significant undertaking and again, I feel it more appropriate that Mandy takes you through this.

Hi I'm Mandy Chapman and I am part of the Business Plan sub-committee for HDCC. The business plan was first written in 2014 and again in 2017 and lots has changed since then.

We've made good progress on writing an updated business plan but it has taken a bit longer than expected to pull it all together.   We will be posting a draft on the HDCC website tonight for anyone to have a look at and share any thoughts and comments (still a bit of tidying up and prettying up to be if I'm honest - but we would like to get it out there for review)

It brings together all of the different elements of the plan including:

- *The history of how we got here*
- *The project proposal - floor plan, planning consent, elevations etc*
- *The latest proposal to stage the implementation*
- *Key financial assumptions about the ongoing financial viability of the community centre*
- *The capital project details - building costs, specifications etc from the architects and surveyors*
- *How we will organise ourselves to deliver the project and run the hall afterwards*
- *There will be a more detailed Capital Plan and Fundraising Strategy which will be shared in due course*
- *We have looked at many business plans from other similar villages who have managed to build a new community centre on their playing field and have used both their plans and their cost and expenditure numbers to help guide us in this exercise*
- *The Business Plan needs to be a living document that we will republish periodically - highlighting any changes. It will be available for anyone to read and will most importantly be part of our conversations with funders as we move on to the fundraising stage*
- *Finally and not for today's AGM, but if there are people interested in a more detailed discussion on the 59 page plan - I am very happy to organise a follow up session*

Again, thank you to Mandy, Sarah, Fiona, Sandra Richards, Elizabeth Thomson and Geoff Gregory who have acted as ‘critical friends’ with their advice and input.

5) HDCC Advisory Committee

The issue of Extant demonstrated the need to set up this group. The fact that the Parish Council is the owner of the playing field and also the signatory to the Planning Application submitted to Wealden in 2018 means that it has a responsibility to ensure that it acts with transparency and applies due diligence in certain matters.

The planning consent granted in June 2019 came with sixteen pre-commencement conditions that the Parish Council felt needed to be addressed and approved by Wealden Planners before we could proceed with Extant. Also, it should be pointed out that the Playing Field Committee is the lessee and that no similar, formal legal arrangement exists between the Parish Council and HDCC.

To date, the Committee has met on four occasions and is comprised of three Parish Councillors (one of whom is the PC chair), the chairs of both the Playing Field and HDCC, two independent members of the community and the Parish Council clerk. Its purpose is to inform the Parish Council of

- the financing of the project and the funding routes available both to the Parish Council and CIO;
- the 'Business Plan' for the new Community Centre in order to ensure long term viability;
- lease agreements to meet all legal, probity and legislative responsibilities placed upon the Parish Council;
- impact on village amenities during the construction phase of the project and thereafter;
- all aspects of planning approval;
- communication with the pariah community.

It reports to the full Parish Council and makes recommendations for the Council to consider at its regular, monthly meetings.

6) Our priorities for 2024

To:

1) Completion of the Business Plan within which will feature a comprehensive Fund Raising Plan that will focus on the many aspects of fund-raising – donations from individuals, raising money from companies and online, raising money from central government, the National Lottery, grant making charities, events and fund-raising activities.

All these potential funding sources will require a continuation of the necessary research to determine the eligibility of our project in terms of potential support, the application process in terms of submission dates and decision announcement and many more details. We are confident that the gathering of such information can and will be completed relatively quickly.

We intend to be guided by the advice and oversight of a professional fund-raising consultant who will assist HDCC as a voluntary, community organisation to access major donor and other income opportunities as well as enabling us to develop appropriate approach strategies. Of course, such advice will come at a cost and therefore, it is imperative that our local fund-raising activity continues.

2) With the Parish Council and the Playing Field Committee, we will explore together a resolution of the current lease situation. Currently, a number of possible funding sources will remain closed to us because we don't have a lease. We know that there are many similar voluntary organisations that have had to wrestle with the same problem and we will consult with them as we will with AIRS (Action in Rural Sussex).

This ends my report - thank you. Now over to our Treasurer John Thompson for this annual report.

Hadlow Down Community Centre – Accounts 2024 — 31 December 2024

Figures are given for the period 01/01/24 to 31/12/24

Assets/Liabilities (year to date):-

	Date	Current a/c CAF Bank	Cash in Hand	Total
Balances at:-	01/01/24	17,530.23	410.00	17,940.23
Balances at:-	31/12/24	11,721.69	445.10	12,166.79
Gain/(loss) for the period		(5808.54)	35.10	(5773.44)

Income:-	2024	*2023*
Just Giving	255.02	
Other Donations	585.54	*311.08*
Grants	0.00	*0.00*
Lottery	1,510.00	*2,004.00*
Quiz night Name that Tune	1,963.96	*723.72*
Village Markets	1,930.62	*1,453.37*
Jumble Sales	2,310.97	
Other Fund Raising	330.00	*1,060.00*
Gift Aid	0.00	*0.00*
Bank Interest	31.35	*29.83*
Transfers in	1,220.00	
Other	373.73	
Total Income	10,511.19	*5582.00*

Expenditure:-	2024	*2023*
Surveys	0.00	*0.00*
Building Construction	6,000.00	
Quiz night Name That Tune	250.00	*0.00*
Fees	7,271.00	*484.00*
Publicity	50.90	*604.31*
Lottery	1,110.00	*1146.00*
Bank Charges	60.00	*63.00*
Gifts	0.00	*0.00*
Office Expenses	0.00	*0.00*
Sales Expenses	22.00	*0.00*
Transfers out	1,220.00	*0.00*
Other	300.73	*0.00*
Total Expenditure	16,284.63	*2297.31*

Income – Expenditure gain/(loss)	(5773.44)	*3,284.69*
Assets gain/(loss)	(5773.44)	

Notes:

J. D. Thompson (Treasurer)
31 December 2024

Accounts

Hadlow Down Community Centre

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This ends my report - thank you.
Bob Lake - Chair

Hadlow Down Community Centre — Year ending 31 December 2023

Figures are given for the period 01/01/2023 to 31/12/2023

Assets/Liabilities:-	Date	Current a/c CAF Bank	Cash in Hand	Total
Balances at:-	01/01/23	14,345.54	310.00	14,655.54
Balances at:-	31/12/23	17,530.23	410.00	17,940.23
Gain/(loss) for the period		3,184.69	100.00	3,284.69

Income:- *Categories equalling zero not shown*

Donations	311.08	Various
Lottery	2004.00	Ticket sales.
Fund Raising	1060.00	Tea Party (cash and bank)
Quiz night	723.72	Bank takings so far
Sales	1453.37	Spring market
Bank Interest	29.83	
Total Income	5582.00	

Expenditure:- *Categories equalling zero not shown*

Fees	484.00	Survey Monkey fee
Publicity	604.31	
Lottery	1146.00	Lottery prizes.
Bank Charges	63.00	Monthly fees and cheque fees
Total Expenditure	2297.31	

Income – Expenditure gain/(loss)	3,284.69
Assets gain/(loss)	3,284.69

Notes:

Lottery profit (year to date)	858.00

J. D. Thompson (Treasurer)
31 December 2023

HADLOW DOWN COMMUNITY CENTRE

England & Wales - Charity number 1158375

Accounts

Hadlow Down Community Centre **31 December 2022**

Figures are given for the period 01/01/2022 to 31/12/2022

Assets/Liabilities:-	Date	Current a/c CAF Bank	Cash in Hand	Total
Balances at:-	01/01/22	10,076.96	134.00	10,210.96
Balances at:-	31/12/22	14,345.54	310.00	14,655.54
Gain/(loss) for the period		4,268.58	176.00	4,444.58

Income:-		
Donations	475.39	Includes Pub Quiz donations
Grants	0.00	
Lottery	2208.00	Ticket sales
Fund Raising	1024.95	Spring Market and Christmas Market takings
Race night	2406.83	Takings
Sales	0.00	
Gift Aid	162.25	From HMRC
Bank Interest	12.12	
Other	2778.75	Transfers to/from Cash/Bank
Total Income	9068.29	

Expenditure:-		
Surveys	0.00	
Race night	871.87	Expenses
Fees	21.00	
Publicity	18.35	
Lottery	721.00	Lottery prizes
Bank Charges	99.54	Monthly fees, pay-in charges and cheque fees
Gifts	98.00	
Office Expenses	15.20	
Other	2778.75	Transfers to/from Cash/Bank
Total Expenditure	4623.71	

Income – Expenditure gain/(loss)	4,444.58
Assets gain/(loss)	4,444.58

Notes:

Lottery profit (for period)	1,487.00

J. D. Thompson (Treasurer)
31 December 2022

Hadlow Down Community Centre

Chair's Report

At the last AGM I set out the priorities to be addressed during 2022. They were as follows:-

1) Marketing Plan – this was to include a pricing structure and promotion of the community centre within and outside the parish.
2) Fund Raising Plan
   The first task was to check if the funding priorities of the various grant providers that we had identified had changed. There was evidence that the impact of the pandemic had led to some agencies to concentrate more on the alleviation of the effects of Covid, particularly in deprived areas and for people facing significant hardship. Secondly, we would continue to try to identify other potential sources of funding. Third, we would be guided by advice and oversight of a professional fund-raising consultant who assists voluntary, community organisations in fast track major donor and other income opportunities as well as enabling them to develop approach strategies and to produce a major donor strategy to identify and secure long term relationships with major donors ensuring significant levels of funding.
3) Local fund-raising
   We planned to hold two local events in the near future – firstly, a Race Night in April and secondly a Boot Fair at Tinkers Park towards the end of June.

   So, how did we do? To be brutally honest with you, not great and as chair, I take full responsibility for that. Deterred by the spiralling costs of construction materials that happened on a weekly basis, there seemed little point in attempting to finalise a Business Plan that would require regular revision. Since the final quarter of 2019,

such costs have risen 32% and a more accurate cost of building our new hall is nearer £2 million!!
At the same time, upon checking the funding priorities of various grant providers, our research revealed a very worrying and challenging situation. Many charitable trusts that ordinarily provide funding to charities and voluntary organisations engaged in capital projects such as ours, re-aligned their funding priorities to support Covid alleviation within communities. The following is one of many examples:- Charities Aid Foundation (CAF) launched a £5m Coronavirus Emergency Fund in March 2020 to help smaller charitable organisations in the UK affected by the impact of COVID-19. Grants of up to £10,000 were available to support charities core costs, staffing, volunteer costs, supplies and equipment, communications or other critical charitable areas. It received nearly 5,000 applications in just eight days. Naturally, those charities that continue with their traditional priorities are dealing with a greater number of applications. One final example if I may:- in March 2020, Sport England suspended its Community Asset Fund in order to target such resources to its Covid emergency response. This finding programme has not been reinstated and so, for the foreseeable future, the possibility of securing a grant of £50k has alluded us. Given the uncertainty and increasing enormity of our fund-raising task, we recognised that securing the required funds might not be achieved within the duration of our planning consent. We were granted a five year consent back in June 2019 and therefore it will expire at the end of May 2024 – in barely 15 months.

We recognised that valuable time had been lost due to the pandemic and an opportunity to make our case to Wealden planners presented itself in April when Stacey Robins, Head of Planning and Environmental Services attended a meeting with the Parish Council. I took the

opportunity to ask him if the ‘lost’ time of 18 months to 2 years could be re-instated. Much to my surprise, he was very supportive of our situation and saw no problems and simply requested that I write to him setting out the circumstances. Seven months later and after several phone calls and emails, still no response. Finally, after intervention by Michael, eventually we did get a reply at the end of January but not one that we had either expected or wanted to hear. To be brief, we would have to submit a fresh application. Very quickly it became clear to us that the time we had left would be insufficient to secure the funding we required.
With regard to securing the support, advice and guidance from a fund-raising consultant, Sarah has met with this person and he has agreed to act as a mentor and critical friend advising on the applications that we intend to submit and making us aware of both charitable and corporate funding opportunities.

Yes, we did manage to hold our Race Night and in spite of Covid and its restrictions, roughly fifty people attended and we made a respectable profit of £2000 plus.

Our priorities for 2023
To:-

1) carry out a new survey of parishioners in order to demonstrate a continuing need for a new hall. It will be crucial when applying for funding that there is both a demonstrable need and support within our community as well as relevance as far as when the survey was conducted. I can’t believe that the last one was conducted in 2011.
2) re-appraise our strategy with regard to the construction of the new hall and consider a phased approach e.g. the building of the main hall as Phase 1 and the sports accommodation as Phase 2.

3) consider the options available to us in terms of planning consent and resolve the matter urgently.
4) ensure that all planning conditions are resolved by beginning of May.
5) Secure ‘extant’ planning permission. Put simply this will require us to undertake some limited works on site to commence a planning permission and thus keep it alive. We will not need to submit a fresh planning application and pay the fees of £5800 to the planning authority.

HADLOW DOWN COMMUNITY CENTRE

England & Wales - Charity number 1158375

Accounts

+

Hadlow Down Community Centre

(A Charitable Incorporated Organisation)

TRUSTEES' ANNUAL REPORT AND

FINANCIAL STATEMENTS FOR THE PERIOD

ENDED 31st DECEMBER 2021

Charity Number: 1158375

LEGAL AND ADMINISTRATIVE DETAILS

The organisation was registered as a Charitable Incorporated Organisation on 24th September 2014.

Charity Commission Registration Number: 1158375

Trustees	Bob Lake (Chair)
	Janet Tourell (Secretary)
	John Thompson (Treasurer)
	Fiona Shafer
	Nigel Harrison
Committee members	Rachel Lewis
	Sarah Prall
Bankers	CAF Bank
	25 Kings Hill Avenue
	Kings Hill
	West Malling
	KENT ME19 4JQ
Independent examiner	Peter Haining – FCA

Aims and objectives

- to drive forward the provision of a new Community Centre for the benefit of all the parishioners of Hadlow Down;
- to promote community spirit by involving all the residents of the Parish of Hadlow Down as it exists today and with the intention of meeting the challenges ahead;
- to encourage participation of all individuals or groups from within Hadlow Down or who have links with the community of Hadlow Down in the building and use of the new Community Centre.

Progress and achievements

Given the social restrictions created by Covid and the ensuing inactivity during 2020, the annual report for that year also included progress made during first seven months of 2021. Therefore, this report is restricted to activity during the last five months of 2021. With the easing of restrictions the Committee managed to meet three times and during those five months we achieved the following:-

1) The distribution of our New Village Hall News to every household in the parish. In our view, based on the very positive feedback we received, it was worth both the effort and expense. Our intentions were to re-establish awareness of the project amongst parishioners, to provide an up-to-date appraisal of the stage that we had reached, to set out some actions to be achieved and also to showcase other voluntary village organisations. Unfortunately, our aim to attract new volunteers was not realised.
2) On 12 October we received recognition from HMRC of our charitable status for tax purposes meaning that now HDCC is eligible for Gift Aid. For those of you who might be unfamiliar with this, it means that we will be able to claim 25% from HMRC for every £1 donated providing that the donor is a tax payer and has signed a very straightforward declaration.
3) We are pleased to announce that our Lottery membership has continued to increase and numbers sold

totals 1800 – an annual income of £2160. Thank you to those of you that continue to support us.

4) We have received several donations, some anonymous and some made publicly. The last winner of the Lottery first prize (held in November 2021) donated £100 of his winnings to HDCC and also of note was the amount of £504.30 received from the proceeds of the Xmas Market held in November 2021.

Future priorities and actions

5) At the end of January 2022, we received a very detailed update from Mike Barber, our architect and I have selected some key points of information to share with you.
He wrote: '*We have had another session on the scheme since we met before Christmas and we need one more to be in a position to issue the completed drawings which will be sufficient to enable a cost plan and provisional tenders to be prepared. As you know we have not instructed structural engineers at this point in order to avoid costs but we have made some detailed assumptions about the structure in order to aid the pricing process. We would also be in a position to submit the Building Regulations application at this point if there is a will to do so or a requirement of any funding bid. At the same time we have produced most of the information about the planning conditions and can start to clear these off, although in some cases a bit of specialist input will be needed from consultants. In terms of the planning climate, there is no reason to think that Wealden would be anything other than helpful in respect of the conditions or even an application to renew the permission in order to provide more time for fund raising. Therefore in summary we could have the project ready for commencement by the beginning of May 2022.*

In terms of the construction climate, you will no doubt be aware that the combination of COVID, Brexit and global supply chain issues have pushed up construction costs across the board. Since mid-2020, we have seen construction costs in the south-east rise by circa 28% and no doubt the traditional round of material price increases in the spring will see this get worse. Contractors have been doing all they can to mitigate the labour rates but in reality any scheme which might have been a £1.5-1.7m project is likely to be at least £1.9-2.1m. I have chatted to your QS about costs and it might be worthwhile undertaking a basic cost plan process possibly backed up by asking one or two contractors'.

6) Expenditure – we will be required to pay MJB £5k for the completion of the design work to Building Regulations stage and £2k to the Quantity Surveyor. I am pleased to let you know that the services of a Mechanical and Electrical Engineering consultant have been offered free of charge and he will be responsible for addressing such issues as solar energy panels, heating, lighting, water and security. This work can begin in May.
7) Business Plan
   Its revision and completion is our first priority; with input from both the QS and the Mechanical and Electrical Engineering consultant, we will be able to produce with accuracy the construction costs and expenditure in terms of heating, lighting and water.
8) Marketing Plan – this will include a pricing structure and promotion of the community centre within and outside the parish.
9) Fund Raising Plan
   The first task will be to check if the funding priorities of the various grant providers that we have identified have changed. There is evidence that the impact of the pandemic has led to some agencies concentrating more on the alleviation of the effects of Covid, particularly in

deprived areas and for people facing significant hardship. Secondly, we will continue to try to identify other potential sources of funding. Third, we will be guided by advice and oversight of a fund-raising consultant who assists voluntary, community organisations in fast track major donor and other income opportunities, to develop approach strategies and enable organisations to produce a major donor strategy to identify and secure long term relationships with major donors ensuring significant levels of funding.

10) Local fund-raising
We plan to hold two local events in the near future – a Race Night to take place on Sat 2 April and secondly, possibly a Boot Fair to be held at Tinkers Park towards the end of June.

R.E. Lake, Chair

Hadlow Down Community Centre **12 January 2022**

Figures are given for the period 01/01/2021 to 31/12/2021

Assets/Liabilities:-	Date	Current a/c CAF Bank	Cash in Hand	Total
Balances at:-	01/01/21	5,614.24	109.00	5,723.24
Balances at:-	31/12/21	10,076.96	134.00	10,210.96
Gain/(loss) for the period		4,462.72	25.00	4,487.72

Income:-		
Donations	2286.22	
Grants	1000.00	
Lottery	2096.00	
Fund Raising	0.00	
Race night	530.00	
Sales	0.00	
Other	13935.83	Payment to HDCC in error – returned
Total Income	19848.05	

Expenditure:-		
Surveys	0.00	
Race night	0.00	
Fees	0.00	
Publicity	825.00	
Lottery	502.00	
Bank Charges	97.50	
Other	13935.83	Returned payment
Total Expenditure	15360.33	

Income – Expenditure gain/(loss)	4,487.72
Assets gain/(loss)	4,487.72

J. D. Thompson (Treasurer)
12 January 2022

HADLOW DOWN COMMUNITY CENTRE

England & Wales - Charity number 1158375

Accounts

Hadlow Down Community Centre

(A Charitable Incorporated Organisation)

TRUSTEES' ANNUAL REPORT AND

FINANCIAL STATEMENTS FOR THE PERIOD

ENDED 31st DECEMBER 2020

Charity Number: 1158375

LEGAL AND ADMINISTRATIVE DETAILS

The organisation was registered as a Charitable Incorporated Organisation on 24th September 2014.

Charity Commission Registration Number: 1158375

Trustees	Bob Lake (Chair)
	Janet Tourell (Secretary)
	John Thompson (Treasurer)
	Fiona Shafer
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intention of meeting the challenges ahead;
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Progress and achievements

Please note that due to Covid restrictions we were unable to hold our AGM in February and it was held in the Village Hall on Friday 23 July 2021.

At last year's AGM I set out what HDCC would try to achieve during the coming year. The priorities were to:-

- produce a further leaflet to be distributed by hand to every household in the parish providing an update on the design, costing and importantly trying to attract more support in terms of volunteer help and financial contributions;
- begin the process of applying for funding to The Big Lottery – Reaching Communities, Sport England's Community Asset Programme and the Football Foundation as well as the submission of applications to those charitable trusts that support the construction of community facilities e.g. Garfield Weston Foundation;
- examine the feasibility of holding one major fund-raising event during 2020 – 'Proms in the Playing Field';
- recruit more trustees, committee members and volunteers in order to take the project forward;
- submit an application to 'Awards for All' for funding to appoint a Liaison Officer whose main tasks will be to oversee the re-visiting of the local survey carried out in 2011 in order to establish a much clearer and current understanding the future demand for the new hall and required activities. Also this person will try to engage with our young people to get them involved;

Progress during 2019 – 2020

So how did do? Well I imagine that all of us know the answer to this question and why any progress was brought to an abrupt halt and frustrated by continued implementation of Covid restrictions. We did submit an application to Awards for All for the funding of a part-time Liaison Officer but unfortunately, we were unsuccessful.

We were unable to produce our newsletter simply because it was decided that as such little progress had been made, there was little to share with Hadlow Down parishioners. However, it is a major priority for the coming year and rather than producing a double-sided information sheet, our intention will be to produce a newspaper style newsletter during the summer of 2021.

All work by MJB Architecture with regard to addressing the conditions in the Planning consent as part of the Design Development Stage has been out on hold given our need to generate further income to pay for this work to be carried out. This work involves finalising the design and specifying items such as materials, window and door locations and general structural details and dealing with planning conditions. Once these have been carried out, we can appoint a Quantity Surveyor to provide us with an accurate construction costing. As a result of Covid restrictions and the inability to stage any fund-raising events, we have not been able to generate sufficient funds to pay for this work to be carried out.

Given the disruptive impact of Covid, we intend to carry out a parish survey that will focus on gathering up-to-date information in terms of use of the new hall e.g. frequency, activity usage etc.

In partnership with the Hadlow Down Playing Field Association, we had planned to stage ‘‘Proms in the Playing Field’ in September and had been successful in securing a grant of £1000 from the National Lottery ‘Celebrate National Lottery 25’ programme. Once again, Covid measures and the restriction on public gatherings meant that this event could not go ahead.

Finally, funding organisations such as the Big Lottery and Sport England have re-aligned their funding priorities in the light of the pandemic and for the foreseeable future would not be able to support community projects such as ours.

Bob Lake
Chair

Hadlow Down Community Centre **07 March 2021**

Figures are given for the period 01/01/2020 to 31/12/2020

Assets/Liabilities:-	Date	Current a/c CAF Bank	Cash in Hand	Total
Balances at:-	01/01/20	11,275.69	109.00	11,384.69
Balances at:-	31/12/20	5,614.24	109.00	5,723.24
Gain/(loss) for the period		(5661.45)	0.00	(5661.45)

Expenditure:-

Surveys	0.00	
Insurance	0.00	
Fees	6000.00	MJB Architecture – Extra planning fee
Publicity	0.00	
Lottery	161.00	
Bank Charges	60.00	Monthly charges: £5 x 12
Other	0.00	
Total Expenditure	6221.00	

Income:-

Donations	427.55	Pub quiz prize + various
Grants	0.00	
Lottery	132.00	Total ticket sales for the year to date
Fund Raising	0.00	
Sales	0.00	
Other	0.00	
Total Income	559.55	

Income – Expenditure gain/(loss)	(5661.45)
Assets gain/(loss)	(5661.45)

Notes:
None

J. D. Thompson (Treasurer)
07 March 2021