

THE DUNHOLME TRUST

England & Wales · Charity number 1160106

Details

Other names	DUNHOLME OLD SCHOOL COMMUNITY CENTRE
Status	Registered
Legal form	CIO
Registered	2015-01-22
Register	View on the Charity Commission register

Contact

Address	26 Honeyholes Lane Dunholme Lincoln LN2 3SH
Phone	01673861172
Email	trustee@dosc.org.uk
Website	http://www.dosc.org.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE TO FURTHER OR BENEFIT THE RESIDENTS OF DUNHOLME, LINCOLNSHIRE 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 AND 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 provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for Dunholme. Secure the establishment of the Dunholme Old School as a Community Centre and to maintain and manage the same (whether alone or in co-operation with any statutory authority or other person or body) in furtherance of the Objects.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, Education/training, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- Lincolnshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£17,756	£9,618	-	-
2024-12-31	£20,041	£10,372	-	-
2023-12-31	£21,260	£19,034	-	-
2022-12-31	£25,643	£11,259	-	-
2021-12-31	£13,920	£11,551	-	-
2020-12-31	£17,947	£26,215	-	-

Trustees

Name	Role	Appointed
JOHN ARTHUR RITCHIE	Chair	2015-02-15
GRAHAME DUNKIN		2015-02-15
Grahame Bilton		2025-10-08
JANICE MAUREEN RITCHIE		2015-02-15
PATRICIA CARTER		2015-02-15

THE DUNHOLME TRUST

England & Wales - Charity number 1160106

Accounts

The Dunholme Trust - Charity No 1160106

Chairman

Mr John Ritchie BEM
26 Honeyholes Lane
Dunholme
Lincoln
LN2 3SH
Tel: 07981255423
jritchie406@yahoo.co.uk

Treasurer

Mr Grahame Dunkin
21 Merleswen
Dunholme
Lincoln
LN2 3SN
dunholmecc@btinternet.com

Secretary

Mrs Janice Ritchie
26 Honeyholes Lane
Dunholme
Lincoln
LN2 3SH
Tel: 01673 861172
jmritchie@yahoo.co.uk

Chairman's Report for 2025

2025 was another year where the business of the Old School Centre has consolidated after all the refurbishment work of the previous years. Our modernisation and repair programme of the Old School building has now been virtually completed, with only the installation of a false ceiling which will be considered in the coming year.

Mr G Bilton has now become the fifth member to be elected as a trustee of the Dunholme Trust.

The increase in population in the village continues whereby a further 250 houses have been built with more to come.

Over the last 3 years we have sought the opportunity to expand our facilities quite considerable with a new extension. All the architects drawing has been completed and have been approved by the planning authorities. Quotes to build have been received at around £700,000. This is a sum that is currently beyond the charities means and therefore will need to be acquired from external funding sources. The Trustees have spent most of the year in investigation the possibility of acquiring funding for this project by contacted specialist in finding grants in this amount..

After some consideration on this possibility, and studying the criteria of all the suitable funders, we found that there would be very little chances of success. It will now be brought up at future meetings on what the alternatives maybe and how we go forward.

. The Occupancy of the Old School in 2025

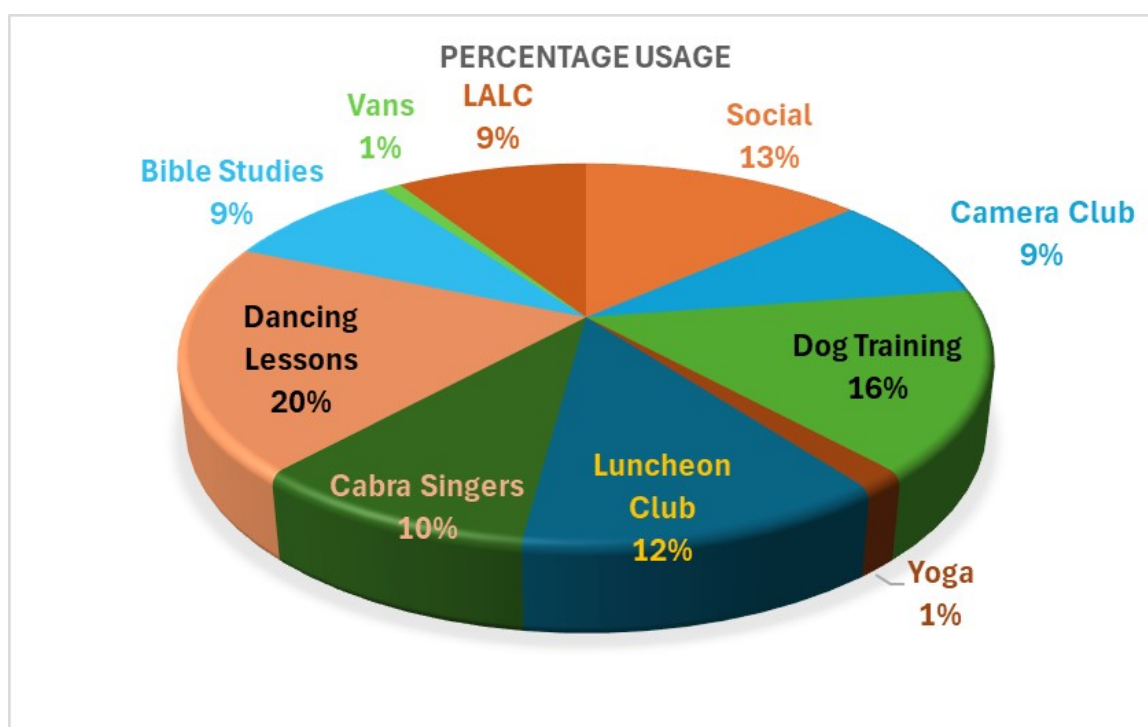
There was a slight decrease in our occupancy, with a corresponding decrease in our bookings... However, the income held up well. The prediction for next year is that occupancy should pick up when more of the new houses being built become occupied.

The figures shown are occupancy by groups not individuals so as the number of group bookings are down all groups have stated that numbers attending are up.

The breakdown of usage by category for 2025 is:

	Hours	Occasions	%
Social	122.5	32	14%
Educational	461.5	135	54%
Clubs	264.5	79	31%
	848.5	246	100%

As can be seen once again this year in the above table over 50% of our occupiers were delivering some kind of Education and Skills. Although the educational and training groups have had fewer events and hours, this being due to more training meeting being held on-line. The occupancy of the Clubs and other voluntary organisations were virtually the same as the previous year, shown in the chart below.



Income for 2025

Income	for 2025
Bookings	6,160.00
Rents	7,436.00
Hirings	4,160.71
	£17,756.71

The charity's main revenue stream still comes from the hiring out of the facilities

of a community centre, this year has been steady albeit only £2275 down from 2024

This is believed to be because our letting of outdoor space was down due to the hot weather during most of the summer months

Expenditure for 2025

As major renovation work on the building is now virtually over only a small amount of necessary repair work has been carried out.

As the Dunholme Trust is the owners of the Old School, our fixed costs are very small, amounting to only the standing charges of the utilities.

The variable costs therefore are just the utility usages of water, electricity and gas which is easily covered by our income from rentals and room hire.

The largest expenditure for 2025 was the expenditure on the Repair and Maintenance, it accounted for 50% of our total expenditure. This will always be ongoing due to the age of the buildings.

The Administration costs also seem quite high but once again this has occurred by additional security devices being fitted and an increase in insurance. Our expenditure for 2025 was £753 less than the previous year.

Expenditure for 2025	
Admin	1,303.47
Communication	422.64
Repair & Maintenance	5,337.48
Utilities	2,555.20
	£ 9,618.79

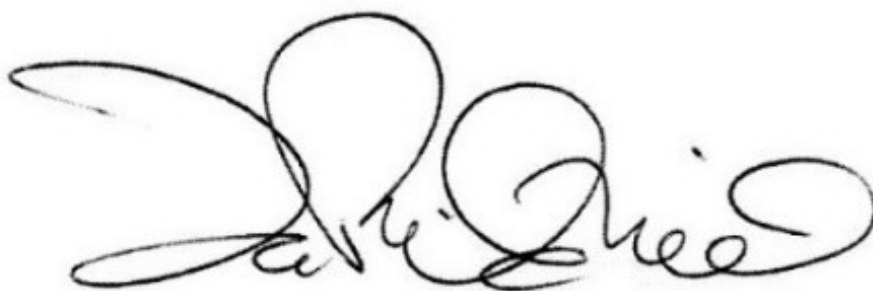
Financial Summary.

2025 saw an income of £ 17,756.71 which was a decrease of £1,219 over 2024. and an expenditure of £ 10,372.49 a decrease of £8,662.

With an opening balance of £44,539.18 and a surplus of £ £8,137.92 the closing balance is therefore £52,677.10.

The charity is in good financial order with dedicated and skilled trustees ready to meet the needs for the advancement of education, social welfare, recreation and leisure time occupation with a view to improving the conditions of life for the residents of Dunholme by maintaining the Dunholme Old School as a thriving community centre.

Throughout the year of 2025 the trustees had four quarterly meetings. We also communicated several other times electronically for day-to-day business.

A handwritten signature in black ink, appearing to read 'John A Ritchie', with a large, stylized initial 'J' and a long, sweeping underline.

John A Ritchie BEM
Chairman
The Dunholme Trust
(Dunholme Old School Community Centre)

27 June 2026

STATEMENT OF ACCOUNTS FOR THE DUNHOLME TRUST FOR -2025
Charity No 1160106

Income	for 2025
Bookings	6160.00
Rents	7436.00
Hirings	4160.71
	0

Expenditure for	2025
Admin	1303.47
Communication	422.64
Repair & Maintenance	5337.48
Utilities	2555.20
	0

Surplus		£ 8,137.92
Opening 1/1/25		£ 44,539.18
Add Surplus		£ 8,137.92
Closing 31/12/25		0
Lloyds Bank at 31/12/24		£52,677.10

G Dunkin Treasurer	
J Ritchie Chairman	

D. McQuill

THE DUNHOLME TRUST

England & Wales - Charity number 1160106

Accounts



The Dunholme Trust

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Dunholme Old School Centre
8 Market Rasen Road, Dunholme, Lincoln, LN2 3QR



Chairman
Mr John Ritchie BEM
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jritchie406@yahoo.co.uk

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Chairman's Report for 2024

2024 was a year where the business of the Old School Centre has consolidated after all the refurbishment work of the previous years.

The increase in population in the village continues whereby a further 100 houses have been built with more to come.

Our modernisation and repair programme that had been set at the beginning of last year was completed successfully. The remote-controlled central heating system is still working well now that the usage is predicted ensuring that the heating is on when required but set to minimum when not.

A. The Occupancy of the Old School in 2024

There was a slight decrease in our occupancy, with a corresponding increase in our bookings... Although this year the occupancy was rather flat the income held up well

The breakdown of usage for 2024 is:

	Hours	Occurrences	%
Social	135	33	13%
Educational & Skills	617	168	59%
Clubs	290	88	28%
	0	259	100%

As can be seen once again this year in the above table over 50% of our occupiers were delivering some kind of Education and Skills. Although all the educational and training groups have fewer events the hours were slightly greater than last year. The same can be said for the Clubs and other voluntary organisations There was a drop however for social use

B. Property Development

Not a lot of progress has been made on our new build extension although planning was approved in 2023. We have been waiting for our architects to give us quotes for the build.

We recognise that the sum of money maybe out of our capability to achieve but with professional help it will be worth trying.

C. Income

Income	For 2024	%
Booking	11976.12	60%
Rent	8065.2	40%
	£ 20041.32	

The charity's main revenue stream still comes from the hiring out of the facilities of a community centre, this year has been steady and as major renovation work on the building is now virtually over only a small amount of repair work has been carried out

The total income of the charity for 2024 was **£ 20041**. This is £1220 less than 2023 but this was anticipated as fewer letting were received from commercial interests.

As can be seen 60% of our income has come from the bookings but a further 40% came from our rented property of the Community Centre.

We did not partake in any applications for grants or other funding while we were waiting for our building extension quotes to arrive. This would also allow our architects to create the structural drawings. It is believed a sum of around £600,000 will be needed.

D. Expenditure

Expenditure	
Admin	938.73
Communication	457.86
Repair & Maint	5219.62
Utilities	3756.28
Capital projects	0.00
	£ 10372.49

As the Dunholme Trust being the owners of the Old School, our fixed costs are very small, amounting to only the standing charges on the utilities.

The variable costs therefore are just the utility usages of water, electricity and gas which is easily covered by our income from rentals and room hire.

The largest expenditure for 2024 was the expenditure on the Repair and Maintenance., it accounted for 50% of our total expenditure.

The Administration costs also seem quite high but once again this has occurred by the Legal advice and an increase in insurance payments.

There was no capital expenditure in the year 2024.

E. Financial Summary.

2024 saw an income of **£ 20041.32** which was a decrease of £ 1219 over 2023. and an expenditure of **£ 10372.49** a decrease of £8662. With an opening balance of **£34,870.35** and a surplus of **£ 9,668.83** the closing balance is therefore **£44,539.18. A £9730 increase on year 2023.**

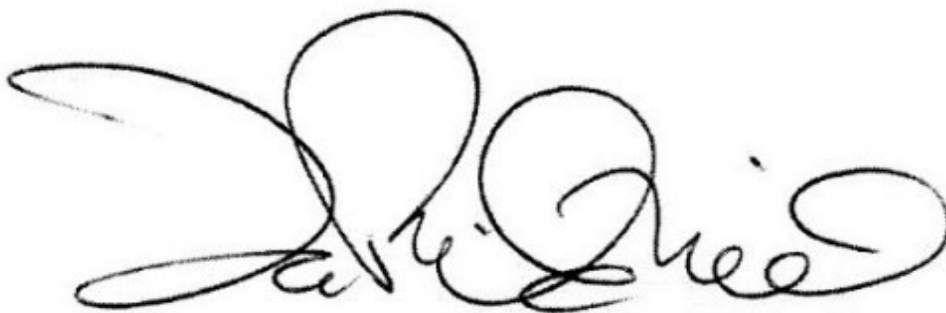
F. Future Development

We now have an opportunity to expand our facilities quite considerable with the new extension. It will be a matter of finances. These will have to be from external sources as we will not be starting any work until all the sufficient funds are in place.

We been informed that a sum of around £600,000 will be a figure we should be seeking. We have spent most of the year in investigation the possibility of acquiring funding for this project by contacted specialist in finding grants in this region.

A. Final Summary.

The charity is in good financial order with dedicated and skilled trustees ready to meet the needs for the advancement of education, social welfare, recreation and leisure time occupation with a view to improving the conditions of life for the residents of Dunholme by maintaining the Dunholme Old School as a thriving community centre. Throughout the year the trustees had four quarterly meetings.

A handwritten signature in black ink, appearing to read 'John A Ritchie', with a large, stylized initial 'J'.

John A Ritchie BEM
Chairman
The Dunholme Trust
(Dunholme Old School Community Centre)



Layout of the new extension now
approved by the Planning Authority





The Dunholme Trust

Charity No 1160106
Dunholme Old School Centre
8 Market Rasen Road, Dunholme, Lincoln, LN2 3QR



Statement of Accounts for 2024

Income	for 2024
Bookin g	11976.12
Rent	8065.20
	£20041.32

Expenditure for	2024
Admin	938.703
Communicatio n	457.86
Repair & Maint	5219.62
Utilities	3756.28
	£10372.50

Surplus	£ 9,668.83
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Opening 1/1/24	£ 34,870.35
Add Surplus	£ 9,668.83
Closing 31/12/24	£ 44,539.18
Lloyds Bank at 31/12/24	£ 44,539.18

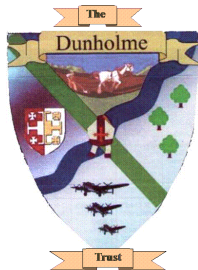
G Dunkin Treasurer	
J Ritchie Chairman	 1

D. McQuill

THE DUNHOLME TRUST

England & Wales - Charity number 1160106

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Chairman's Report for 2023

2023 was a year where the business of the Old School Centre has settled down two years after the COVID-19 Pandemic.

Not only did the regular users restart their activities but there was an increase in new organisations due in the main to the increase in population in the village.

We also managed to continue with our modernisation and repair programme that had been set at the beginning of the year. The remote-controlled central heating system is working well by ensuring that the heating is on when required but set to minimum when not.

A. The Occupancy of the Old School in 2023

There was a slight increase in our occupancy, with a corresponding increase in our bookings... Although this year the occupancy was rather flat. This was put down to lack of capacity

The breakdown of Occupancy for 2023 is:

Organisation Types	Hours	Occasions	%
Clubs and other Voluntary Organisations	178	52	16%
Education and Skills Training	614	187	58%
Recreation, Leisure & Social Welfare	202	67	21%
Commercial Enterprises	85	17	5%
TOTALS	1079	323	100%

As can be seen once again this year in the above table over 50% of our occupiers were delivering some kind of Education and Skills. Although all the educational and training groups have fewer events the hours were slightly greater. The same can be said for the Clubs and other voluntary organisations There was a drop however in the usage by the Commercial Enterprises.

B. Property Development

We received our planning permission for the new designed extension on 26 April 2023. There were of course conditions to be applied.

Now we have to do a full arachnological did as the village sits on the ancient road linking Lincoln and Grimsby via the Wolds.

However the new design will give us greater capacity for more varied activities that we couldn't do before. One room now is more suited to lectures and displays that we had before.

The old idea of having a large hall for social events in the new extension seemed not to fit into the overall development scheme for the village. Our village hall, owned by the Parish Council, is half a mile outside the village curtilage. But with permission to build over 400 houses in the vicinity the village hall is now surrounded by houses. The trustees therefor consulted with the parish council to determine hoe we could all benefit this increase in population.

It was agreed that the parish council would develop the village hall for larger social events as they have the surrounding land and existing facilities. The old school would concentrate on providing for smaller event including voluntary organisations and local employment opportunities.

The architect was tasked to revise our existing plans but based on the original application and to submit structural plans to the planning authority before any building takes place,

C. Income

The charity's main revenue stream comes from the hiring out of the facilities of a community centre, this year has been fairly stating as all finances were allocated to the Planning process so little small renovation work has been put on hold. We were fortunate that our outdoor space was ideal for fast food vending vehicles for take away meals. These were permitted by the Government regulations as being essential services. Although initially only on a temporary basis they have continued throughout the year showing potential for the future in maximising our revenue.

The charity has three main revenue streams;

1. Long term rental, (this is a full-time occupancy of areas of the building used exclusively by them).
2. Casual user's fees, (This is the hourly paying room hire users)
3. Grants.

The total income of the charity for 2023 was **£ 21,260.55**. The income from each stream is as follows:

Income	2023
Rent	8044.20
Bookings	13216.35
Grants	0
TOTAL	£ 21,260.55

The income for 2023 was down by £4383 due to not receiving any form of external grants or funding

As can be seen 38% of our income has come from the casual bookings but a further 62% came from our rented property of the Community Centre.

We did not partake in any applications for grants or other funding as we were waiting for our building extension planning application to be approved. This then would allow our architects to create the structural drawings so that quotations can be sort. It is believed a sum of around £600,000 will be needed.

D. Expenditure

As the Dunholme Trust being the owners of the Old School, our fixed costs are very small, amounting to only the standing charges on the utilities.

The variable costs therefore are just the utility usages of water, electricity and gas which is easily covered by our income from rentals and room hire.

The largest expenditure for 2023 was the expenditure on the planning application for the proposed building extension., it accounted for 60% of our total expenditure.

The Administration costs also seem quite hire but once again this has occurred by the monthly internet payments and increase in insurance payments.

Expenditure	2023
Electricity	2409.74
Gas	637.07
Water	296.89
Admin	2000.78
Repair & Maintenance	1530.23
Capital Projects	11719.2
Internet	440.7
	£ 19,034.61

E. Financial Summary.

2023 saw an income of £21,260 was a decrease of £4383 over 2022. and an expenditure of £19,034 an increase of £7775. We also had £4551 of unspent allocated funding from the previous year. With an opening balance of £28032 and a surplus of £2225 the closing balance is therefore **£34,809**

This surplus is due to the reduced refurbishment work, which is nearing the end, and the repair and maintenance of the Old School building.

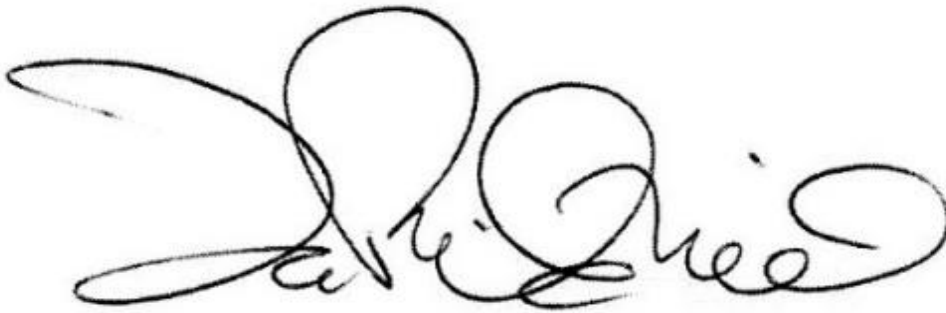
F. Future Development

We now have an opportunity to expand our facilities quite considerable with the new extension. It will be a matter of finances. These will have to be from external sources as we will not be starting any work until all the sufficient funds are in place.

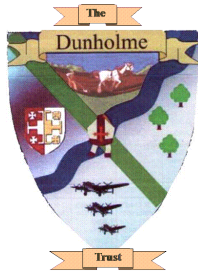
We been informed that a sum of around £600,000 will be a figure we should be seeking. We have already contacted specialist in finding grants in this region.

A. Final Summary.

The charity is in good financial order with dedicated and skilled trustees ready to meet the needs for the advancement of education, social welfare, recreation and leisure time occupation with a view to improving the conditions of life for the residents of Dunholme by maintaining the Dunholme Old School as a thriving community centre. Throughout the year the trustees managed only three quarterly meetings as we were waiting on the District Planning Department's decision before the Trustees could make any decisions.

A handwritten signature in black ink, appearing to read 'John A Ritchie', with a large, stylized initial 'J' and 'R'.

**John A Ritchie BEM
Chairman
The Dunholme Trust
(Dunholme Old School Community Centre)**



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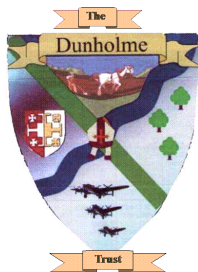
(COMMUNITY FUND)

Income	2023		Expenditure	2023	
Rent	8044.20		Electricity	2409.74	
Bookings	13216.35		Gas	637.07	
Grants	0		Water	296.89	
			Admin	2000.78	
			Repair & Maintenance	1530.23	
			Capital Projects	11719.2	
			Internet	440.7	
	£ 21,260.55			£ 19,034.61	
Closing 31/12/22	28032.44				
Unspent Allocations from previous Year	4551.42				
Opening 1/1/23	32583.86				
Plus surplus	2225.94				
TOTAL	£ 34,809.80				
Closing 31/12/23					
Lloyds Bank	£34,809.80				
G Dunkin Treasurer					
J Ritchie Chairman					

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Chairman's Report for 2022

2022 was a year that has continued to grow after the COVID-19 Pandemic.

Not only did the regular users restart their activities but there was an increase in new organisations.

We also managed to continue with our modernisation and repair programme that had been set at the beginning of the year.

A. The Occupancy of the Old School in 2022

There was an increase in our occupancy, and so our income increased quite considerable. All organisations that uses the old school community centre before the covid restriction have returned as well as some additional uses as the population started social gatherings again.

The breakdown for 2022 is:

Organisation Types	Hours	Occasions	%
Clubs and other Voluntary Organisations	180	46	17%
Education and Skills Training	604	202	56%
Recreation and Leisure & Social Welfare	190	63	18%
Commercial Enterprises	96	31	9%
TOTALS	1070	342	100%

As can be seen once again this year in the above table over 50% of our occupiers were delivering some kind of Education and Skills. This was because all the educational and training groups returned after the covid lockdown. The Clubs and other voluntary organisations also increased quite considerably from 40 hours to 180 hours. There was a drop however in the usage by the Commercial Enterprises.

B. Property Development

The conditions laid down by the planning authority for a 365 Square meter extension to the rear of the property were completed during 2022. This included engineering survey on ground conditions, flood risk assessment and an archaeological survey.

However, the final plans as submitted to the planners was once again scrutinised by the trustees. Due to the time between submitting the application and it being approved further development have been taking place in the community. The idea of having a large hall for social events now seemed not to fit into the overall development scheme for the village. Our village hall, owned by the Parish Council, was until recently half a mile outside the village curtilage. But with permission to build over 400 houses in the vicinity the village hall is now surrounded by houses. The trustees therefor consulted with the parish council to determine hoe we could all benefit this increase in population.

It was agreed that the parish council would develop the village hall for larger social events as they have the surrounding land and existing facilities. The old school would concentrate on providing for smaller event including voluntary organisations and local employment opportunities.

The trustees therefor engaged an architect to revise our existing plans but based on the original application.

C. Income

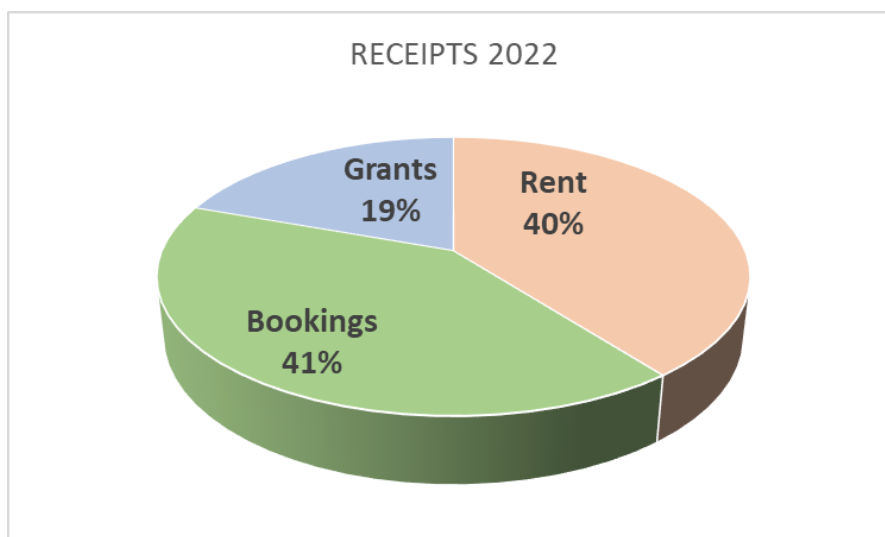
The charity's main revenue stream comes from the hiring out of the facilities of a community centre, this year was the first full year after the national lockdown. We were fortunate that our outdoor space was ideal for fast food vending vehicles for take away meals. These were permitted by the Government regulations as being essential services. Although initially only on a temporary basis they have continued throughout the year showing potential for the future in maximising our revenue.

The charity has three main revenue streams;

1. Long term rental, (this is a full-time occupancy of areas of the building used exclusively by them).
2. Casual user's fees, (This is the hourly paying room hire users)
3. Grants.

The total income of the charity for 2022 was £25,643.00. The income from each stream is as follows:

RECEIPTS 2022	
Rent	10132.00
Bookings	10511.00
Grants	5000.00
TOTAL	£ 25643.00



As can be seen 41% of our income has come from the casual bookings and a further 40% from our rented property of the Community Centre. We also received a grant from Western Garfield of £5000, up from £1000 from Awards for all last year. So, 81% of our income was from the charity's own activities.

D. Expenditure

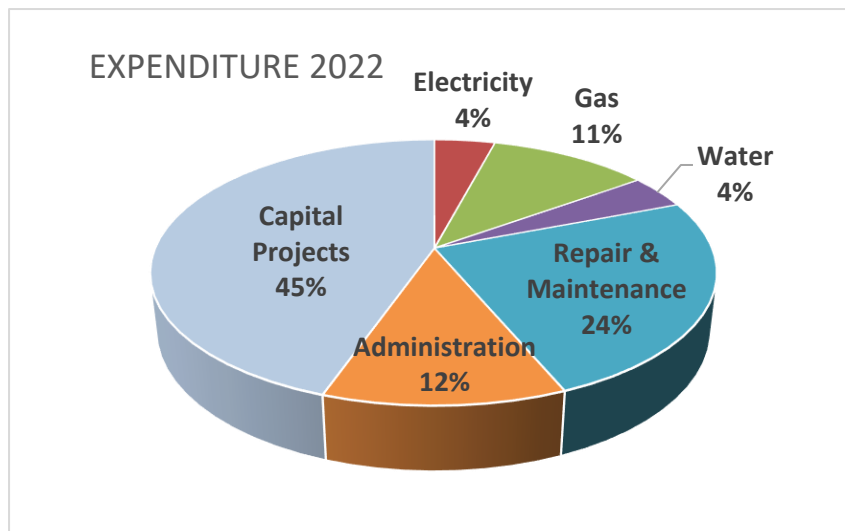
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The variable costs therefore are just the utility usages of water, electricity and gas which is easily covered by our income from rentals and room hire.

The largest expenditure for 2022 was the ongoing restoration work on the Old School building. With the routine Repair and Maintenance, it accounted for 70% of our total expenditure.

Th Administration costs also seem quite hire but once again this has occurred by the monthly internet payments and increase in insurance payments.

EXPENDITURE		Percentage
Electricity	463.05	4%
Gas	1227.73	11%
Water	463.87	4%
Repair & Maintenance	2763.99	25%
Administration	1313.94	12%
Capital Projects	5026.86	44%
TOTAL	£ 11259.44	100%



E. Financial Summary.

2022 saw an income of £25,643 an increase of £11723 and an expenditure of £11259 a decrease of £292. With an opening balance of £13648 and a surplus of £14383 the closing balance is therefore **£28,032**

This surplus is due to the reduced refurbishment work, which is nearing the end, and the repair and maintenance of the Old School building and the increased of income and grants.

F. Future Development

It is hoped that with a new architect looking at our proposed amendment to the plan already approved that we can proceed to the quotation stage of our development. We been informed that a sum of around £450,000 will be a figure we should be seeking. We have already contacted specialist in finding grants in this region.

G. Final Summary.

The charity is in good financial order with dedicated and skilled trustees ready to meet the needs for the advancement of education, social welfare, recreation and leisure time occupation with a view to improving the conditions of life for the residents of Dunholme by maintaining the Dunholme Old School as a thriving community centre. Throughout the year the trustees managed the six bi-monthly meetings.

John A Ritchie BEM
Chairman
The Dunholme Trust
(Dunholme Old School Community Centre)

ACCOUNTS

1 January 2022 to 31 December 2022

RECEIPTS		EXPENDITURE	
Bookings	10511.00	Electricity	463.05
Rent	10132.00	Gas	1227.73
Grants	5000.00	Water	463.87
		Repair & Maint	2763.99
		Administration	1313.94
		Capital Projects	5026.86
TOTAL	£ 25,643.00	TOTAL	£11,259.44

Opening as of	01/01/2022
Bank	£ 13,648.78
Add Surplus	£ 14,383.66
Total	£28,032.44
Closing date	31/12/2022
C in H	0
Lloyds Bank	£28,032.44

John Ritchie
Chairman



Grahame Dunkin
Treasurer



THE DUNHOLME TRUST

England & Wales - Charity number 1160106

Accounts



The Dunholme Trust

Charity No 1160106

Dunholme Old School Centre

8 Market Rasen Road, Dunholme, Lincoln, LN2 3QR



Chairman

Mr John Ritchie BEM
26 Honeyholes Lane
Dunholme
Lincoln
LN2 3SH
Tel: 01673 861172
jritchie406@yahoo.co.uk

Treasurer

Mr Grahame Dunkin
21 Merleswen
Dunholme
Lincoln
LN2 3SN
01673 860469
dunholmecc@btinternet.com

Secretary

Mrs Janice Ritchie
26 Honeyholes Lane
Dunholme
Lincoln
LN2 3SH
Tel: 01673 861172
jmritchie@yahoo.co.uk

Chairman's Report for 2021

2021 was a year that has continued to be affected by the COVID-19 Pandemic.

Up to 19th April we were operating under lockdown conditions as we are part of the leisure and hospitality sector. From that date the rest of the year indoor meetings were permitted but with some restrictions. However, it was left to each organisation to decide whether they could operate under these conditions and most decided they could not. So, it was not till September that we were back to pre-covid attendances. This obviously resulted in a reduced revenue for the year.

We still managed though to continue with our modernisation and repair programme that had been set at the beginning of the year.

A. The Occupancy of the Old School in 2021

2021 was certainly a far better year for occupancy than 2020. To start with from 19th April, we were allowed to open the community centre for some users and from September most users returned. This therefore increased our occupancy, and so our income quite considerable.

It is unfair to compare any figures with those of 2020 as we operated in an unprecedented situation. All figures for 2021 are therefore stand-alone figures as a base for future comparisons.

The breakdown for 2021 is:

Organisation Types	Hours	Occasions	%
Clubs and other Voluntary Organisations	40	10	5%
Education and Skills Training	306	103	50%
Recreation and Leisure & Social Welfare	169	44	21%
Commercial Enterprises	479	50	24%
TOTALS	994	207	100%

As can be seen in the above table 50% of our occupiers were delivering some kind of Education and Skills. This was because they all operated either out side or in very small groups. On the other hand, the clubs and other voluntary organisations have larger groups so their activities were limited by the Covid-19 restrictions. Almost a quarter of our occupiers were from our new revenue stream group of Commercial Enterprises.

B. Property Development

To meet our Objectives to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents the trustee decided that an extension should be built on the land to the rear of the old school building. This to be on the area of land that was the school playground but currently is vacant and unproductive. By building an extension on this land would also mean dismantling the wooden hut currently situated on the west side. It also meant that the new extension would need to be designed to include space for the occupants currently housed in the hut.

On the 24th October 2019 plans were submitted to the West Lindsey Planning Department. After many discussions, made difficult due to the 2020 lock-down, we received planning permission on 4th March 2021 to build a 365 square meter extension. It also came with 10 conditions which we will have to abide by before any building work could take place.

Planning Conditions

Some conditions depended on the final design of the proposed extension. Others are the way we will operate the building once built. The main conditions which we have to carry out are before building starts include a site topographical study, an archaeological survey, an engineering study of soil conditions and a Flood Risk Assessment. All of which is now being planned and completed early in 2022.

C. Income

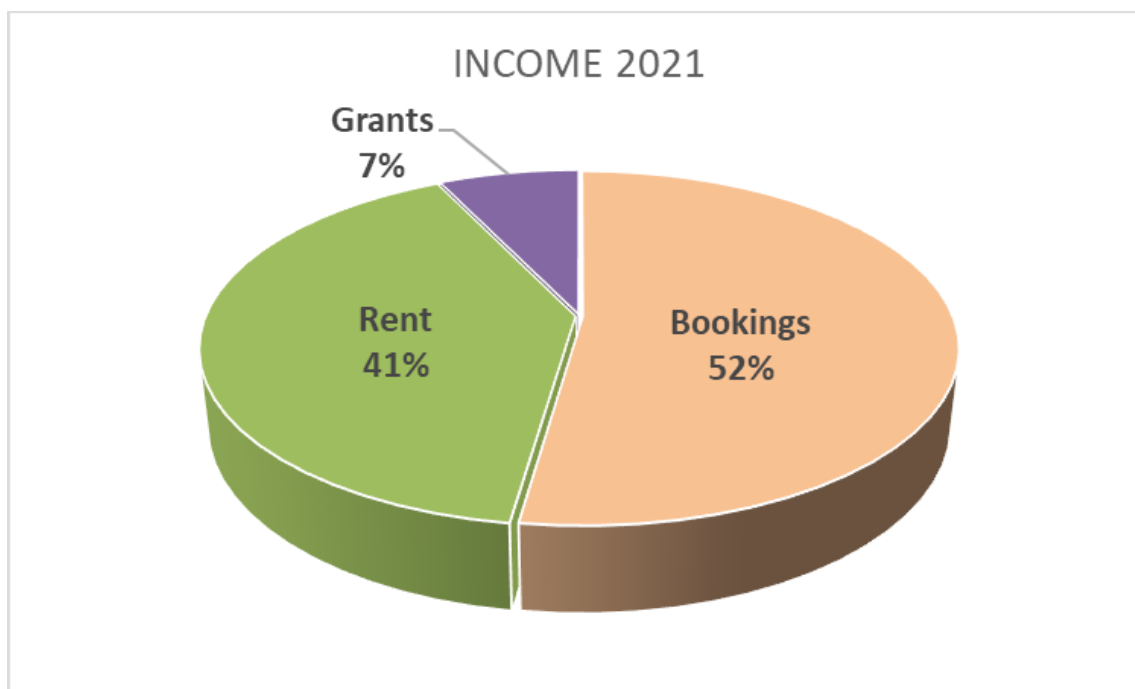
As the charity's revenue comes only from the hiring out of the facilities of a community centre, this year some users were unable to continue their activities due to the national lockdown although this only lasted for less than half the year. One good thing that has come out of the lockdown was that a new revenue stream that has been created by letting out space in the Old School car park to food vending vehicles for take away meals. These were permitted by the Government regulations as being essential services. Although initially only on a temporary basis it has continued throughout the year showing potential for the future in maximising our revenue. This resulted a total income of £13.920

The charity has three main revenue streams;

1. Long term rental, (this is a full-time occupancy of areas of the building used exclusively by them).
2. Casual user's fees, (This is the hourly paying room hire users)
3. Grants.

The total income of the charity for 2021 was £13,920.90. The income from each stream is as follows:

RECEIPTS 2021	
Rent	5640.00
Bookings	7280.90
Grants	1000.00
TOTAL	£ 13,920.90



As can be seen 52% of our income has come from the casual bookings of the Old School Community Centre. This with a further 41% from our rented property. Only 7% was from grants. So, 93% of our income was from the charity's own activities.

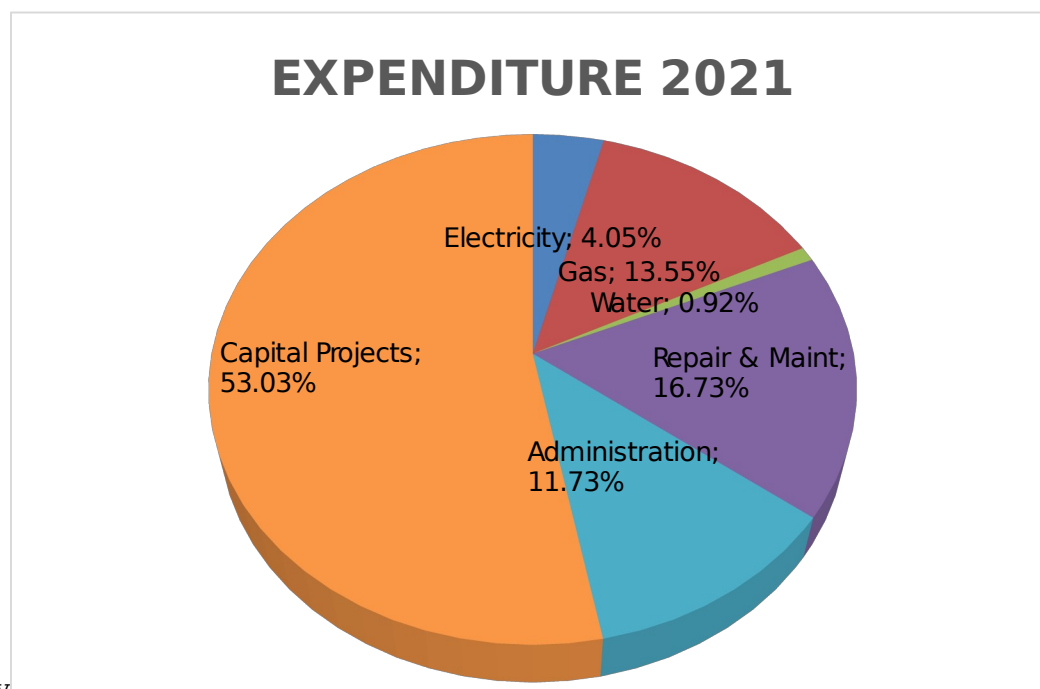
D. Expenditure

As the Dunholme Trust are the owners of the Old School our fixed costs are very small amounting to only the standing charges on the utilities.

The variable costs therefore are just the utility usages of water, electricity and gas which is easily covered by our income from rentals and room hire. The largest expenditure for 2021 was the ongoing upgrading work on the Old School building which included the adding of a WiFi system in the main hall, and a security CCTV viewing the front elevation which included the main road. With the routine Repair and Maintenance, it accounted for 70% of our total expenditure.

Th Administration costs also seem quite hire but once again this has occurred by the monthly internet payments and increase in insurance payments.

EXPENDITURE	2021	Percentage
Electricity	467.51	4%
Gas	1565.33	13%
Water	105.90	1%
Repair & Maint	1932.28	17%
Administration	1355.00	12%
Capital Projects	6125.05	53%
TOTAL	£ 11,551.07	100%



E. Financial Summary.

2021 saw an income of £13920.90 and expenditure of £11551.07 resulting in a surplus of £2,369.83 as opposed to a deficit of £8267.71 in 2020. With an opening balance of £11278.95 the closing balance is therefore **£13,648.78**

This surplus is due to the reduced refurbishment work, which is nearing the end, and the repair and maintenance of the Old School building and the increased income by the COVID-19 government restrictions being lifted on the use of community centres.

F. Future Development

The trustees have now received a favourable outcome for their planning application for a new extension to the Old School. This will take the form of additional space to the rear of the Old School building to create a new, bigger hall with additional meeting rooms, a kitchen and toilets. We still have to meet some outstanding conditions laid down by the planning

department but we can see no reason why they should not be completed in the coming year. We have two further years to meet the conditions but when we do the building specification plans will be sent out to tender for the building quotes. We been informed that a sum of around £450,000 will be a figure we should be seeking. We have already contacted specialist in finding grants in this region.

G. Final Summary,

The charity is in good financial order with dedicated and skilled trustees ready to meet the needs for the advancement of education, social welfare, recreation and leisure time occupation with a view to improving the conditions of life for the residents of Dunholme by maintaining the Dunholme Old School as a thriving community centre. Throughout the year the trustees managed the normal monthly meetings.

Most of this business was dealing with the progress of the planning application for an extension to the Old School with the architect and other organisation to meet the conditions of the planning application approval

31 December 2021



A		PENDITURE	
P			
	John A Ritchie BEM		
E	Chairman	Electricity	467.51
P	The Dunholme Trust	IS	1565.33
	(Dunholme Old School Community Centre		
Grants	1000.00	water	105.90
		Repair & Maint	1932.28
		Administration	1355.00
		Capital Projects	6125.05
TOTAL	£ 13,920.90	TOTAL	£ 11,551.07

Opening as of	01/01/2021
Bank	£ 11,278.95
Add Surplus	£ 2,369.83
Total	£ 13,648.78
Closing date	31/12/2021
C in H	0
Lloyds Bank	£ 13,648.78

John Ritchie Chairman	
Grahame Dunkin Treasurer	

THE DUNHOLME TRUST

England & Wales - Charity number 1160106

Accounts



The Dunholme Trust

Charity No 1160106

Dunholme Old School Centre

8 Market Rasen Road, Dunholme, Lincoln, LN2 3QR



NATIONAL
LOTTERY
CHARITIES
BOARD

(COMMUNITY FUND)

Chairman

Mr John Ritchie BEM
26 Honeyholes Lane
Dunholme
Lincoln
LN2 3SH
Tel: 01673 861172
jritchie406@yahoo.co.uk

Treasurer

Mr Grahame Dunkin
21 Merleswen
Dunholme
Lincoln
LN2 3SN
01673 860469
dunholmecc@btinternet.com

Secretary

Mrs Janice Ritchie
26 Honeyholes Lane
Dunholme
Lincoln
LN2 3SH
Tel: 01673 861172
jmritchie@yahoo.co.uk

Chairman's Report for 2020

2020 was a year that has affected all organisations and the Dunholme Old School Community Centre is no exceptions.

From 23rd March to the end of the year little activity in the use of the Old School Community Centre occurred due to the national lockdown and government restrictions caused by the COVID-19 pandemic. Although the first three months of the year was operating normally the rest of the year, all indoor meetings were cancelled. This resulted in very little revenue from during that time. We were fortunate though, in that the fixed costs of operating the centre is very small and, we were entitled to the Government grant of £10,000 as a community centre or SME who paid council rates which partially compensated us for this predicament, as it was intended to do. Even with this grant the charity was still in deficit of £8,267 at the end of the year. This in a way was expected as it was the consequences of continuing the refurbishment work of the school building costing £20,653, which had been planned and scheduled for the time. On the bright side the closure of the centre made it easier to complete the work as no one was using the hall.

Throughout the year the trustees managed two actual meetings but electronic communications were used successfully to conduct the charities business.

Most of this business was dealing with the progress of the refurbishment work and the planning application for an extension to the Old School with the architect and the District planning office. Planning has yet to be agreed by the end of the year.

A. Property Development

By December 2020 we had reached the end of our 5-year refurbishment plan for the Old School, and, with a few minor additions outstanding we have completed all that needs to be done. During the year the central heating was extended to the main hall accomplished by one of the Trustees and the replacing of the wooden floor with a solid concrete one with a laminate floor covering.

We have now found that the popularity of the use of the school building is such that we are finding it more and more difficult to accommodate any new users as well as the need to expand the facilities for our current ones.

To meet our Objectives to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving

the conditions of life for the residents the trustee decided that an extension should be built on the land to the rear of the old school building. This to be on the area of land that use to be the school playground but currently is vacant and unproductive. But by building an extension on this land would also mean dismantling the wooden hut currently situated on the west side. It also meant that the new extension would need to be designed to include space for the occupants currently housed in the hut.

So, the trustees employed a firm of architects, Ryland Design Limited, to design an extension to suit our requirements. The consultation on the design has taken over a year before a planning application was made.

The planners had then noted that the building had been declared a non-designated historical asset in the Local Area Plan published by the Dunholme Parish Council. The Trustees were informed that any external development has to be historically sympathetic and requires a Historical Impact Assessment before any structural work or additions are carried out. An archaeological investigation also had to be carried out before any building could take place.

There was also conflict with the architect, Planning Office and the Heritage officer and the trustees on the design, and, although the trustees were quite flexible the design had to change several times over the year to meet their requirements.

It did not help that the Government restrictions on meetings and movement prevented the trustees in engaging fully in all aspects of decision making. We are hopeful that the planning application will be resolved early in 2021.

B. The Occupancy of the Old School in 2020

Due to the COVID-19 pandemic the Old School Community Centre was closed from 23rd March to the end of 2020 with a few exceptions.

The venue was used before restrictions were in place on 117 occasions for a total of 338 Hrs.

This compares to 337 occasions for a total of 1151 Hours in 2019.

A decrease in Occasions of 34% and a 29% decrease in hours.

However, if these figures for the period from 1 January to 23 March are projected to the whole year at the same rate the potential would have been approximately 468 occasions for a total of 1352 Hours. Which is a trend upwards.

One good thing that has come out of the lockdown is that a new revenue stream has been created by letting out space in the Old School car park to food vending vehicles for take away meals. Although only on a temporary basis it has shown potential for the future in maximising our revenue.

The breakdown for 2020 is:

Organisation	Hours	Occasions
Clubs and other Voluntary Organisations	49	13
Education and Skills Training	143	60
Recreation and Leisure & Social Welfare	146.	44
TOTALS	338	117

C. Finances

a). Income

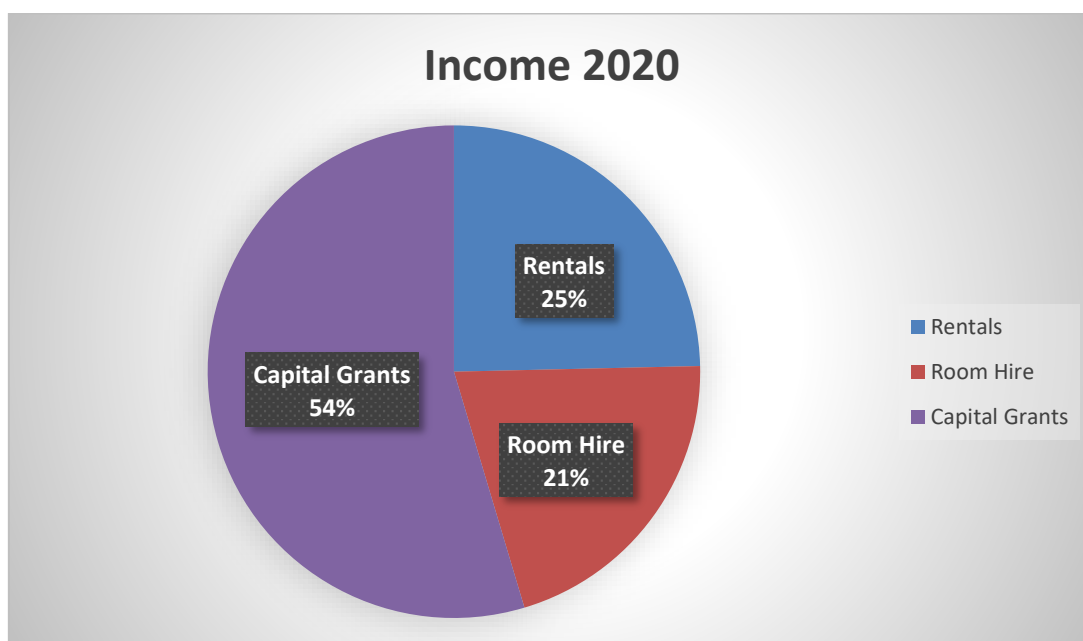
The charity has four revenue streams;

1. Long term rental, (this is a full-time occupancy of areas of the building used exclusively by them).
2. Casual user's fees, (This is the hourly paying room hire users)
3. Training
4. Capital Grants.

The total income of the charity for 2020 was £17947.78

The income from each stream is as follows:

INCOME 2020	
Rentals	4510.00
Room Hire	3797.78
Training	0.00
Capital Grants	10,000.00
TOTAL	£17947.78



As can be seen 54% of our income has come from the Capital Grant solely from the Governments Small Business Grants given during the pandemic restrictions. This grant was to cover loss of earning while the Government restriction were in place. We still managed however to generate 46% of our total income through our own rentals and lettings. No training took place during the year.

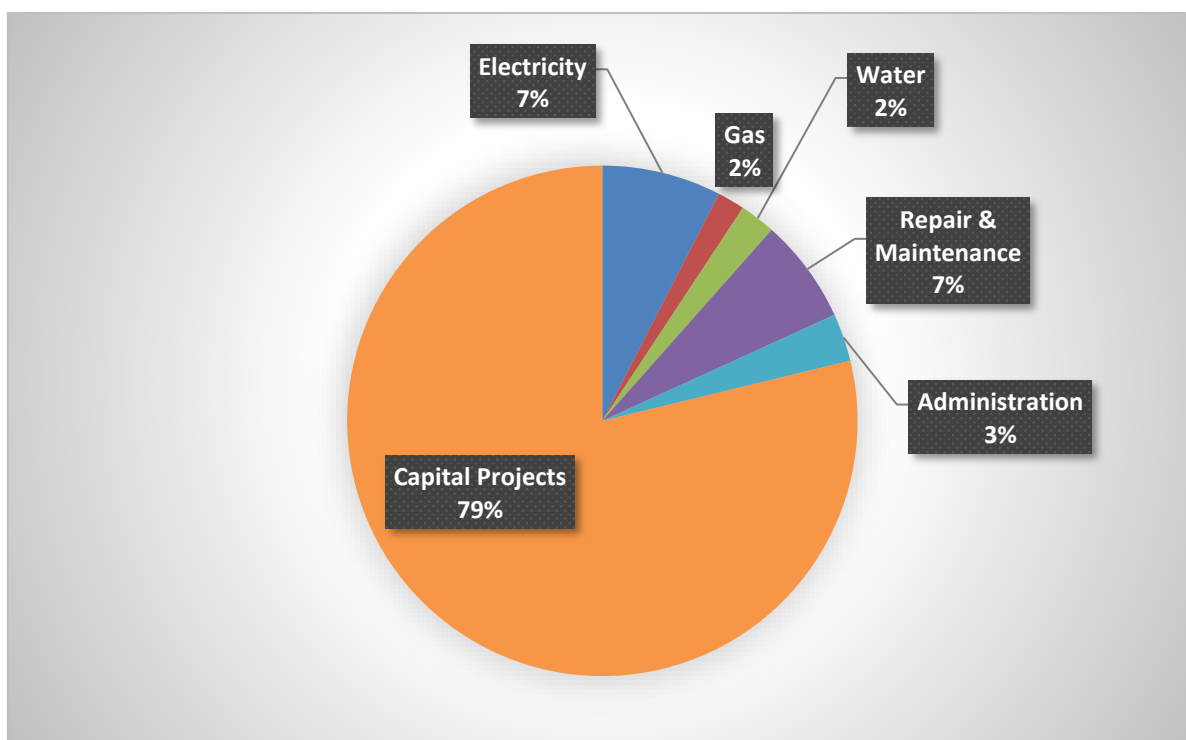
b). Expenditure

As the Dunholme Trust are the owners of the Old School our fixed costs are very small amounting to only the standing charges on the utilities.

The variable costs therefore are just the utility usages of water, electricity and gas which is easily covered by our income from rentals and room hire.

The largest expenditure for 2020 was the ongoing upgrading work on the Old School building which included the adding of a central heating system to the main hall, replacing the deteriorating wooden floor with a concrete floor with vinyl covering and installing WI-FI. With the routine Repair and Maintenance, it accounted for 79% of our total expenditure

EXPENDITURE 2020	
Electricity	£1,982.10
Gas	£452.03
Water	£592.89
Repair & Maintenance	£1,740.34
Administration	£794.34
Capital Projects	£20,653.79
	£26,215.49



D. Financial Summary.

2020 saw an income of £17947.78 and expenditure of £26215.49 resulting in a deficit of £8267.71. With an opening balance of £19546.66 the closing balance is therefore **£11278.95**

This deficit is due to the continuing refurbishment work and the repair and maintenance of the Old School building that was not completed in the previous year and the reduced income caused by the COVID-19 government restrictions on the use of community centres.

E. Future Development

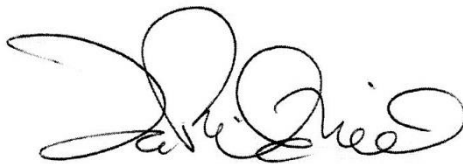
The trustees are expecting a favourable outcome of their planning application for a new extension to the Old School. This will take the form of additional space to the rear of the Old School building to create a new, bigger hall with additional meeting rooms, a kitchen and toilets. This will leave the original hall open to other opportunities.

It is unfortunate that it is taken over a year going through the planning process with the District Council's Planning Department extending the decision deadline on several occasions throughout the year.

We have been in contact with the planning officer direct and are hopeful that planning will be approved sometime early in 2021.

F. Final Summary.

The charity is in good financial order with dedicated and skilled trustees ready to meet the needs for the advancement of education, social welfare, recreation and leisure time occupation with a view to improving the conditions of life for the residents of Dunholme by maintaining the Dunholme Old School as a thriving community centre.



John A Ritchie BEM
Chairman
The Dunholme Trust
(Dunholme Old School Community Centre)



THE DUNHOLME TRUST CHARITY No 1160106

2020

DUNHOLME OLD SCHOOL COMMUNITY CENTRE STATEMENT OF ACCOUNTS FOR 2020

ACCOUNTS

1/1/20 to 31/12/20

RECEIPTS		EXPENDITURE	
Bookings	3797.78	Electricity	£1,982.10
Rent	4150	Gas	£452.03
Grants	10000	Water	£592.89
		Repair & Maint	£1,740.34
		Administration	£794.34
		Capital Projects	£20,653.79
TOTAL	£ 17,947.78	TOTAL	£ 26,215.49

Opening	01/01/2020
Bank	£ 19,546.66
Add Suplus	-£ 8,267.71
Total	£ 11,278.95

Closing	31/12/2020
C in H	0.00
Lloyds Bank	£ 11,278.95

John Ritchie Chairman	
Dunkin Treasurer	