



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

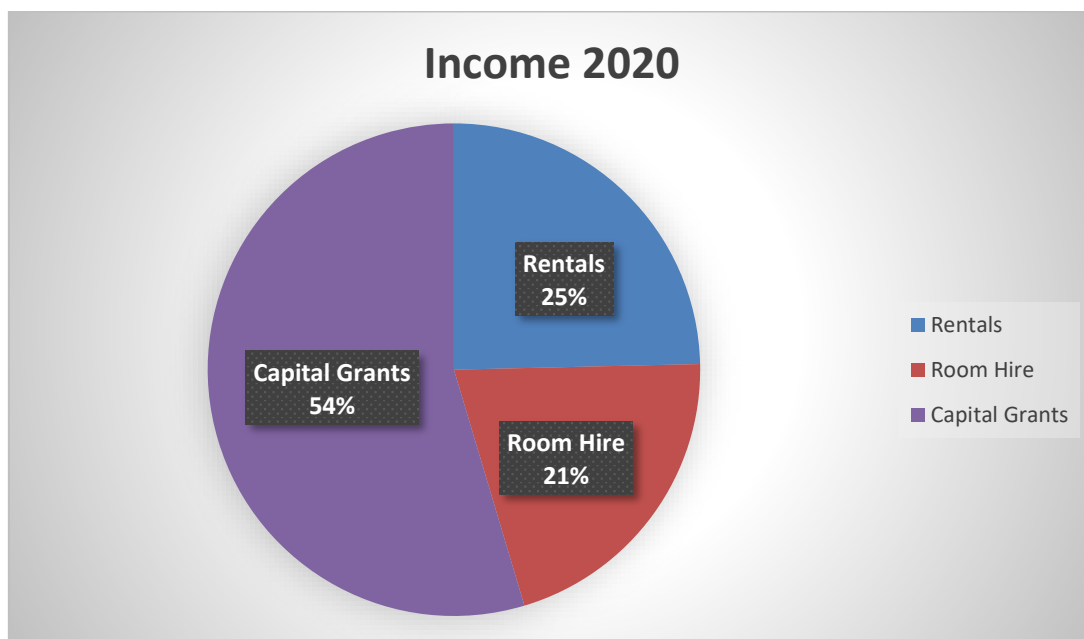
The charity has four revenue streams;

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.

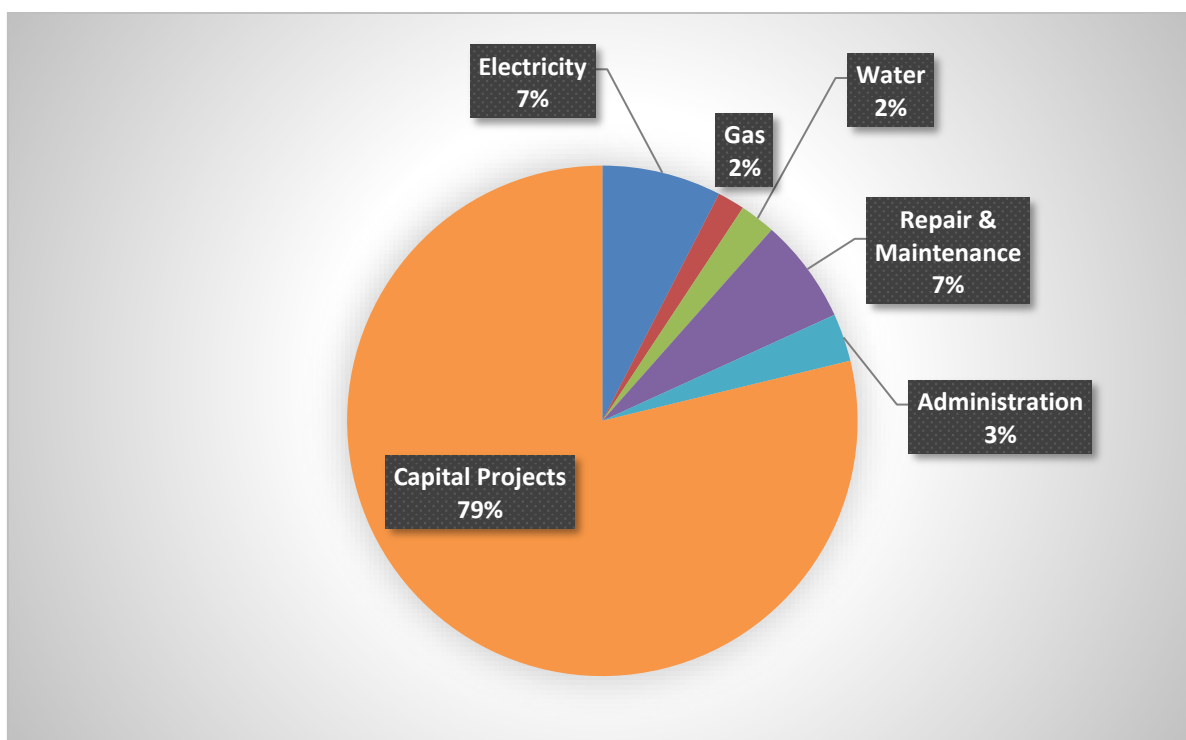
b). Expenditure

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.

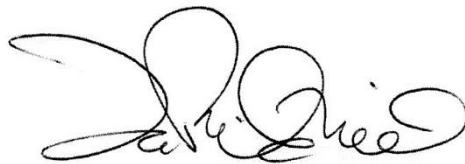
E. Future Development

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	