



The Dunholme Trust

Charity No 1160106

Dunholme Old School Centre

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Chairman

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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

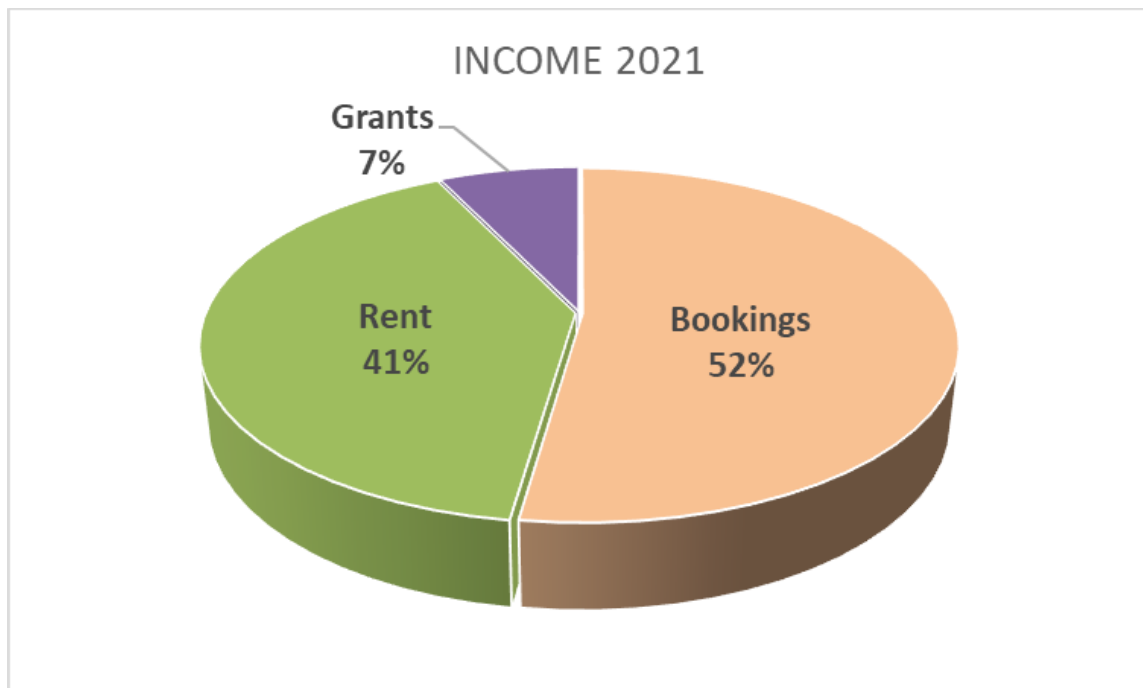
As the charity's revenue comes only from the hiring out of the facilities of a community centre, this year some users were unable to continue their activities due to the national lockdown although this only lasted for less than half the year. One good thing that has come out of the lockdown was that 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.

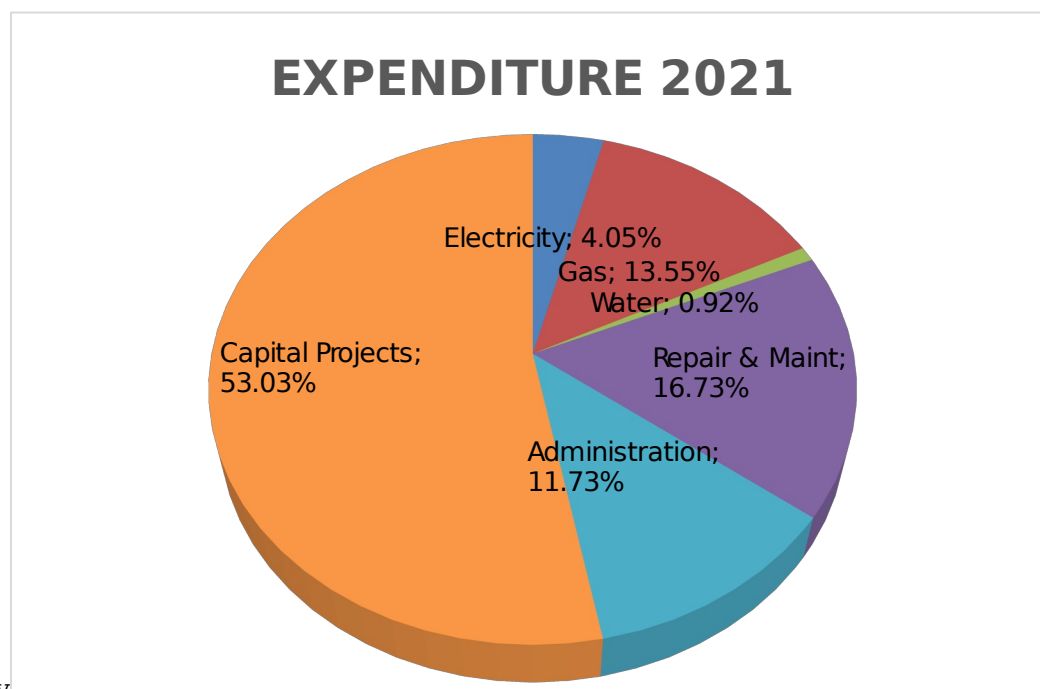
D. Expenditure

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	