

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
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 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.

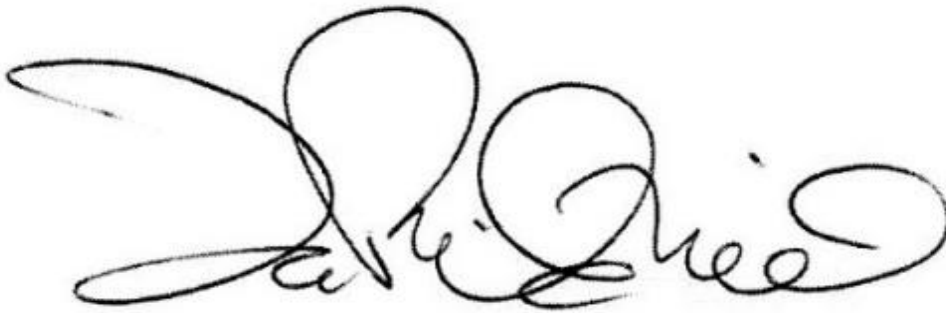
F. Future Development

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.

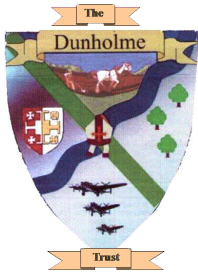
We been informed that a sum of around £600,000 will be a figure we should be seeking. We have already contacted specialist in finding grants in this region.

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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Charity No 1160106

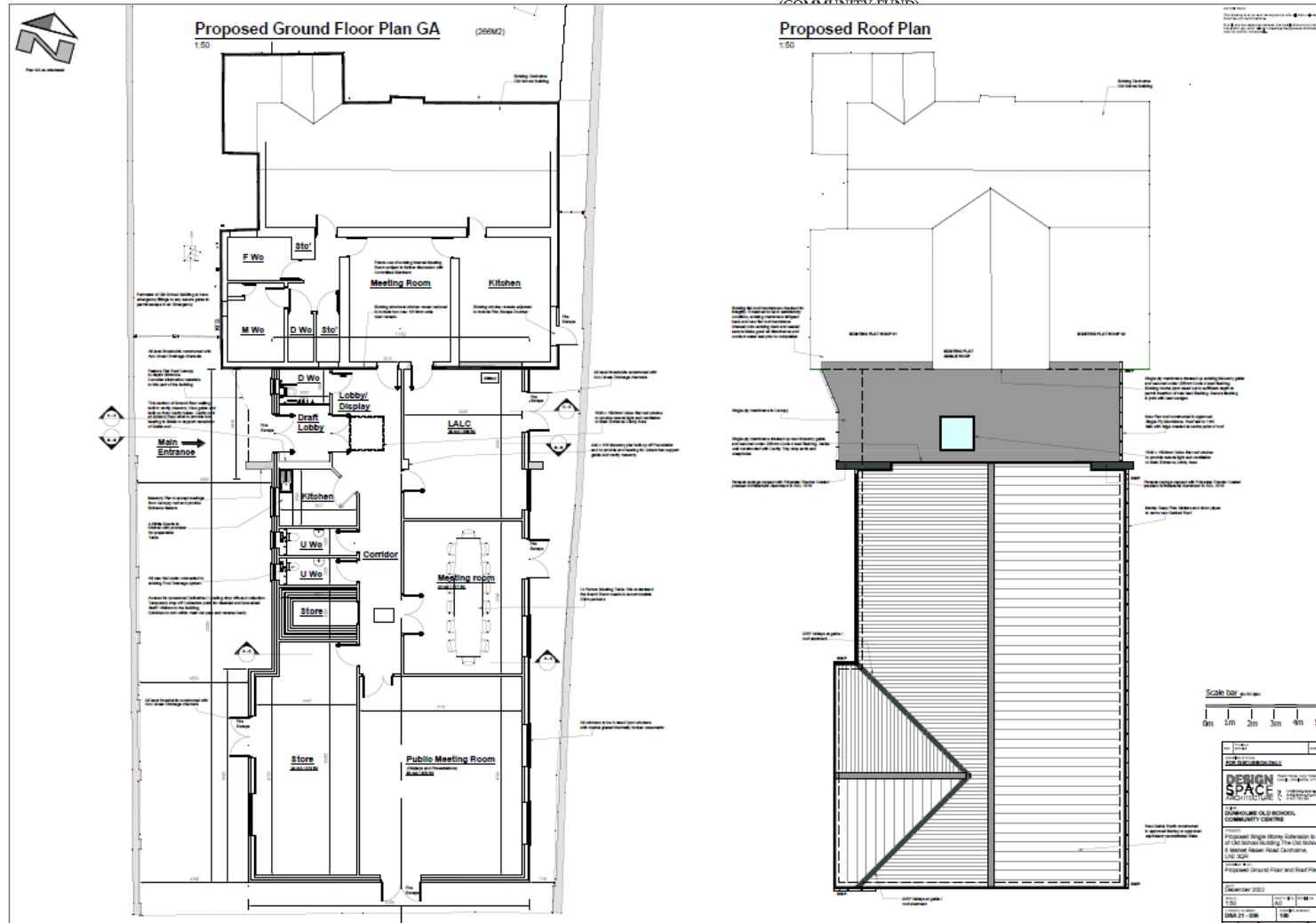
Dunholme Old School Centre

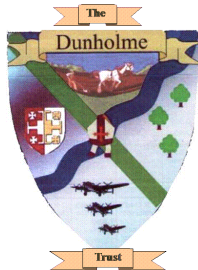
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Layout of the new extension now
approved by the Planning Authority





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			Admin	2000.78	
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			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					