

WELBURN VILLAGE HALL

England & Wales · Charity number 1181994

Details

Status Registered

Legal form CIO

Registered 2019-02-12

Register [View on the Charity Commission register](#)

Contact

Address Church Lane
Welburn
York
YO60 7EG

Phone 01653619764

Email welburnvh@gmail.com

Website <https://welburnvillagehall.org>

Activities

Objects: THE OBJECTS OF THE CIO ARE TO ESTABLISH AND RUN A VILLAGE HALL AND TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF THE PARISH OF WELBURN AND CRAMBECK (AREA OF BENEFIT) WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, AGE, DISABILITY, NATIONALITY, RACE OR POLITICAL, RELIGIOUS OR OTHER OPINIONS THE PROVISION OF FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION OF INDIVIDUALS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES OR FOR THE PUBLIC AT LARGE IN THE INTERESTS OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE SAID INHABITANTS.

Activities: Owning and managing Welburn Village Hall for the benefit of the inhabitants of the Parish of Welburn and Crambeck without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions through the provision of facilities for recreation or other leisure time

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation

Geography

- North Yorkshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£16,317	£14,326	-	-
2024-03-31	£29,348	£33,827	-	-
2023-03-31	£17,486	£22,192	-	-
2022-03-31	£24,463	£15,188	-	-
2021-03-31	£26,276	£21,213	-	-

Trustees

Name	Role	Appointed
Yvonne Myers	Chair	2020-09-08
Dr Andrew John Tannahill		2022-06-14
Jayne Ann Barrow		2022-05-17
Martin Moon		2022-03-29
Matthew Anderson		2022-03-29
Paul Stuart Spencer		2022-06-14
Steven Panas		2021-07-19

WELBURN VILLAGE HALL

England & Wales - Charity number 1181994

Accounts

CHAIRPERSON'S REPORT FOR 2023/24
(AGM Thursday 22nd May 2025 – 7pm)
WELBURN VILLAGE HALL

Welcome,

I am pleased to report that we have had a very productive year with many well-run events and purchases to benefit all.

Our events in the past 12 months have run smoothly thanks to the attention to details shown from our trustees and with lot of hard work behind the scenes, and I trust all have been appreciated and enjoyed by our village members.

Many changes have been made this year which you will hear about from our trustees in more detail.

Essential maintenance and safety have been closely monitored along with our finances. In addition, purchases have been made to further the enjoyment of visitors to our hall. The village website has been brought up to date and both one-off bookings from new hirers and regular groups bookings have been robust.

We have had several new families moving into the village and I do hope they feel included and will enjoy the village hall to the full. I feel it has been a very successful year, the village community have been well served.

Finally, I would like to offer a big thank you to the trustees for their dedication and hard work over the last 12 months, for their enthusiasm, especially for taking the time out of their busy lives to make sure the hall is in good shape moving forwards over the next 12 months.

Yvonne Myers - Chairperson

Welburn Village Hall
Charity Number 1181994

WELBURN VILLAGE
SUMMARY OF INCOME AND
EXPENDITURE
01/04/24 to 31/03/2025

INCOME

HALL RENTAL	£	8,955.40	Up £ 4053 from last year
FUND RAISING	£	7,342.60	
INTEREST	£	19.06	
OTHER			
	£	16,317.06	

EXPENSE

LETTINGS	£	67.00	
ELECTRIC	£	534.64	
FUNDRAISING	£	3,619.31	
BROADBAND/WEBSITE	£	1,641.17	
HEATING OIL	£	475.89	
CLEANING	£	3,038.75	
BANK CHARGES	£	60.00	
WATER	£	1,795.52	
GENERAL MAINTENANCE	£	1,769.84	
PLANNED IMPROVEMENTS			
INSURANCE	£	1,324.09	
	£	14,326.21	
BALANCE INCOME OVER EXPENDITURE	£	1,990.85	

WELBURN VILLAGE HALL

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AGM - Welburn Village Hall – Tuesday 21st May 2024 at 7pm

Present – Matthew Anderson, Steve Panas, Marton Moon, Jayne Barrow, Yvonne Myers, Patrick, Jillian, Paul Spencer,

Absent - Andy Tannerhill, Richard Byfield.

Minutes – Jackie Ray

Matters Arising – No matters arising

Yvonne welcomes our visitors and thanked the trustees for being present.

Annual Report

I am pleased to report that we have had a very positive and productive year with many exciting events and additions to the village hall.

Our Summer Social in July 2023 was a huge success and well attended bringing families together and furthering the community spirit. The Auction of Promises in October was an excellent event, well run and very profitable which went some way in covering the costs for the installation of our Solar Panels.

Events being offered are varied and inviting thanks to a lot of hard work behind the scenes. The hall decorations are updated seasonally making the entrance look cared for and inviting throughout the year.

Many changes have happened over the last 12 months which our trustees will talk about in more details. Improved storage space has been created for the village hall thanks to our trustee's hard work and the outside garden area is attractive and well looked after by a much-appreciated volunteers working group. We have a new and updated village website, and bookings continue to be excellent with our many regular and popular village groups along with a healthy interest in one off events throughout the year.

Finances are closely monitored, with a steady income and changes being made to make the most of the healthy interest rates available leaving the village hall in a good position financially.

The daily running of the hall is being regularly monitored and maintained by the trustees and along with a reliable cleaning service, the hall is functioning very well. Health & Safety rules are being adhered to with new signs in the hall and regular timely checks being carried out efficiently.

In addition I am pleased to report that many purchases have been made to further the enjoyment of visitors to our hall, such as a fold away stage for visiting speakers, a TV for the community to get together to watch events and along with 2 computers donated by our village council, which we can offer free of charge for community use, I feel we have a lot to offer the village.

I would finally like to offer a huge vote of thanks to the trustees for their dedication and hard work over the last 12 months, for their attention to detail and enthusiasm, and for taking the time out of their busy lives to ensure the smooth running of the Village Hall. I feel it has been a very successful year, the village community have been well served and the village spirit is sound.

Visitors commented that the hall was always kept in a tidy and clean and that with the newly purchased T.V. Licence we can now watch screened entertainment in the village hall. Charles White Smith was also present and was welcomed to the meeting.

Trustees' comments: -

Matthew – Bookings will cover overheads of the hall this year.

Jayne – Good year for events, most made a profit. Very popular non- fundraising events

Willow Weaving and Japanese Drums. The hall entrance and in general has been enhanced to attract younger village members. It was agreed that we would use social media more next year to advertise our events.

Yvonne thanked Jayne for running a busy events calendar so well, she also thanked Dawn, Juliette, Sue and Mandy for giving up their time and volunteering to help with events. Paul was thanked for the very successful and profitable Auction of Promises, Martin and Steve were thanked for their hard work in maintaining the hall to a high standard. Andy, Patrick and Jillian were thanked for their conscientious efforts along with Jackie our Secretary and Helen Smith our Lucky Numbers volunteer.

The meeting ended at 7.38pm

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Chairperson – Yvonne Myers

WELBURN & CRAMBECK VILLAGE HALL
C/O THE TREASURER
LAUREL COTTAGE
GREEST HOUSE ROAD
WELBURN
YORK
YO60 7EP

ACCOUNTS FOR YEAR ENDING 31st.MARCH 2024

INCOME

RENTAL INCOME	£ 4902.09
FUND RAISING	£ 10213.24
BANK INTEREST	£ 25.22
OTHER INCOME	£ 14207.00

£ 29347.55

EXPENSE

COST OF LETTINGS	£ 17.00
ELECTRIC	£ 1403.78
COST OF FUNDRAISING	£ 1799.70
BROADBAND/WEBSITE	£ 1547.34
HEATING OIL	£ 1259.32
CLEANING COST	£ 1850.25
BANK CHARGES	£ 60.00
WATER	£ 64.93
GENERAL MAINTENANCE	£ 2070.86
PLANNED MAINTENANCE	£ 22467.30
INSURANCE	£ 1286.28

£ 33826.76

DEFICIT FOR YEAR **£ 4479.21**

LUCKY NUMBERS

INCOME	£ 3086.77
PRIZE MONEY	£ 1532.75

TOTAL RAISED	<u>£ 1554.02</u>
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BALANCE AS AT 31st. MARCH 2023

MAIN BANK ACCOUNT	£ 8126.55
LUCKY NUMBERS ACCOUNT	£ 500.00
VIRGIN RESERVE ACCOUNT	£14662.01

£23288.56

Matthew Anderson
Treasurer
Welburn & Crambeck Village Hall

Independent Examiner's Report to the Trustees of Welburn Village Hall Institute

I report on the accounts of the Trust for the year ended 31 March 2024.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general Directions given by the commission under section 145(5)(b) of the 2011 Act
- to state whether particular matters have come to my attention

Basis of Independent Examiner's Report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Name: Robert A Pietrowski

Relevant Experience: Former Trustee and retired auditor of healthcare companies

Address: Elmtree House, Welburn, York YO60 7DZ

Date: 23 May 2024

WELBURN VILLAGE HALL

England & Wales - Charity number 1181994

Accounts

Annual General Meeting

Welburn Village Hall – Tuesday 16th of May 2023 – 7pm

Trustees in attendance - Martin Moon, Matthew Anderson, Jayne Barrow, Paul Spencer, Yvonne Myers, Steve Panas, Andy Tannerhill, Richard Byfield,

Apologies: - Patrick Skelton, Jillian Skelton. **Minutes:** - Jackie Ray

Yvonne opened the meeting and thanked all who attended from the village for coming.

CHAIRPERSON'S REPORT FOR 2022/2023

Throughout the year our regular groups have been running as usual, with the addition of a Pilates group.

The village hall website has been upgraded with the addition of an active bookings calendar accessible by mobile phone. Security have been maintained successfully.

Health and Safety of the village hall has been improved with the addition of new first aid kits and updated fire extinguishers. The files have also been updated covering alarms and risk assessments.

It has been a very busy year for maintenance of the village hall building and gardens.

The frontage has had a makeover with new tarmacking and a new retaining garden wall. Donations were raised to enable a bench to be placed at the front of the village hall for all to enjoy. Grass was laid and landscaping was completed to make the entrance look more attractive. A silver birch tree was donated by Castle Howard.

After much preparatory work a vote was passed in November to go ahead with the addition of Solar Panels to the village hall. A grant was secured and fund raising commenced to cover any addition costs, we feel that this will greatly benefit the community. Any surplus electricity will be able to offset future expense. Installation is expected in May 2023.

It has been a busy and lively time for fundraising with many new events such as, Edwina Hayes, Xmas Fair, Pop up Pubs, Call My Bluff and a New Year's Eve party. The success of these events has meant more people have been using the village hall which has been very much appreciated.

We have also had a lending library set up in the entrance to the hall making it look more attractive, along with regular coffee mornings and craft afternoons. The end of the year saw a splendid Coronation party for all the village to enjoy.

There has been a smooth handover to a new treasurer this year who reported a steady income from events and lucky numbers which has covered any increased costs. The village hall has a stable reserve which considering the maintenance and running costs we have this year; means we are in a good position financially.

We have a good number of trustees to run the hall throughout the year and welcomed a representative from Crambeck.

I feel that it has been an excellent twelve months for the committee, we have got on and made important decisions to ensure the successful running of the village hall throughout the year.

There were no matters arising.

The current trustees have agreed to stay in their positions for the coming year, this was proposed by Bob Pietrowski and seconded by Steve Barrow. Richard Byfield let it be known that due to work pressures he will be resigning once he has found a replacement.

- Questions from the audience: - Steve Barrow asked about the Solar Panels. Martin Moon replied saying installation will be soon, followed by an application for connection.

Yvonne closed the meeting and thanked the trustees for all their hard work and commitment over the year. She also thanked our auditor Bob Pietrowski for his report at the end of the year.

Yvonne Myers – Chairperson

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WELBURN VILLAGE HALL

ACCOUNTS FOR YEAR ENDING 31st MARCH 2023

INCOME

RENTAL INCOME	£9270.82
FUND RAISING	£6481.32
BANK INTEREST	£16.01
OTHER INCOME	£260.86

£ 16029.01

EXPENSE

COST OF LETTINGS	£709.00
ELECTRIC	£796.93
COST OF FUNDRAISING	£2180.27
BROADBAND/WEBSITE	£1107.77
HEATING OIL	£886.85
CLEANING COST	£1732.50
BANK CHARGES	£77.50
WATER	£1066.35
GENERAL MAINTENANCE	£1946.81
PLANNED MAINTENANCE	£10465.23
INSURANCE	£1223.61

£22191.82

DEFICIT FOR YEAR **£ 4837.19**

LUCKY NUMBERS

INCOME	£3009.95
PRIZE MONEY	£1553.24

TOTAL RAISED £ 1456.77

BALANCE AS AT 31st. MARCH 2023

MAIN BANK ACCOUNT	£12606.40
LUCKY NUMBERS ACCOUNT	£873.01
VIRGIN RESERVE ACCOUNT	£14662.01

£28141.62

WELBURN VILLAGE HALL

England & Wales - Charity number 1181994

Accounts

Welburn Village Hall		1181994		CC16a
Receipts and payments accounts				
For the period from	01-Apr-21	To	31-Mar-22	

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations & Grants	10,756	-	-	10,756	22,056
Fund Raising	6,597	-	-	6,597	3,094
Hire of Hall and Equipment	7,015	-	-	7,015	763
Hire of Office	-	-	-	-	200
Interest Received	17	-	-	17	57
Other receipts	78	-	-	78	107
	-	-	-	-	-
Sub total(Gross income for AR)	24,463	-	-	24,463	26,276
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	24,463	-	-	24,463	26,276
A3 Payments					
Cost of Fund raising	3,209	-	-	3,209	1,600
Repairs and Maintenance	4,337	-	-	4,337	3,066
Light and Heating	1,086	-	-	1,086	962
Water and Sewerage	157	-	-	157	164
Broadband	728	-	-	728	684
Cleaning	1,953	-	-	1,953	847
Insurance	1,154	-	-	1,154	1,161
Printing, postage, stationery and computer supplies	344	-	-	344	79
Fees and Licences	224	-	-	224	906
Bank charges	197	-	-	197	141
Other payments	59	-	-	59	145
	-	-	-	-	-
Sub total	13,447	-	-	13,447	9,754
A4 Asset and investment purchases, (see table)					
Purchase of fixed assets	1,740	-	-	1,740	11,459
Sub total	1,740	-	-	1,740	11,459
Total payments	15,188	-	-	15,188	21,213
Net of receipts/(payments)	9,276	-	-	9,276	5,063
A5 Transfers between funds					
A6 Cash funds last year end	24,745	-	-	24,745	19,682
Cash funds this year end	34,021	-	-	34,021	24,745

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash	-	-	-
	CAF Bank main current account	18,769	-	-
	CAF Bank Lucky numbers current	590	-	-
	Virgin Bank deposit account	14,662	-	-
	Total cash funds	34,021	-	-
	(If the details above do not accept the payments account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	Bar Stock	156	-	-
	Oil Stock	220	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Land	Unrestricted	-	-
	Buildings - Village Hall	Unrestricted	-	1,035,885
	Furniture, Fixtures, Fittings, IT and other equipment	Unrestricted	-	26,722
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	Future year Hire Income **	Unrestricted	1,272	
	Suppliers accounts not yet received	Unrestricted	237	
	Lucky Numbers paid in advance **	Unrestricted	590	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	

* Asset values are the current insurance values for rebuild and replacement. The land has not been valued.

** Liability would be contingent upon the Hall becoming unavailable and the Lucky Numbers Club ceasing.

WELBURN VILLAGE HALL

England & Wales - Charity number 1181994

Accounts

CHAIRMAN'S REPORT FOR 2020/2021

WELBURN VILLAGE HALL

As I write this report, we are still in unusual circumstances due to the ongoing Covid 19 pandemic but I am pleased to tell you that we have been able to re-open the village hall to some regular groups as well as the occasional hirer in accordance with government guidelines. Hopefully, on 19th July 2021 we will be able to welcome back yet more events to the village hall.

Whilst in lockdown, we have taken the opportunity to renovate the kitchen by installing new kitchen cupboards, new flooring, a new serving hatch, a new sink unit as well as a water boiler for hot drinks. The kitchen has also been freshly painted throughout.

Additionally, we have installed new audio visual equipment and a hearing loop for the hard of hearing in the main hall.

We continued to fund raise through the Lucky Numbers lottery throughout the lockdown.

We are hoping to hold the following events later in the year (Covid dependant):-

Five Divide on Saturday 4th September

Mrs Beeton's Sister on Friday 10th September

Plus the popular Christmas Fair on Saturday 27th November

Bookings Secretary and Treasurer's Report are to follow.

The Trustees of Welburn Village Hall would welcome any new members to join our committee and/or offer any help on an ad hoc basis.

YVONNE MYERS

WELBURN VILLAGE HALL CHARITY NUMBER 1181994

Welburn Village Hall		1181994		CC16a
Receipts and payments accounts				
For the period from	01-Apr-20	To	31-Mar-21	

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donations & Grants	19,456	2,600	-	22,056	236
Fund Raising	3,094	-	-	3,094	8,036
Hire of Hall and Equipment	763	-	-	763	7,669
Hire of Office	200	-	-	200	467
Interest Received	57	-	-	57	88
Other receipts	107	-	-	107	45
	-	-	-	-	-
Sub total(Gross income for AR)	23,676	2,600	-	26,276	16,540
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	23,676	2,600	-	26,276	16,540
A3 Payments					
Cost of Fund raising	1,600	-	-	1,600	3,630
Repairs and Maintenance	3,066	-	-	3,066	670
Light and Heating	962	-	-	962	1,559
Water and Sewerage	164	-	-	164	221
Broadband	684	-	-	684	670
Cleaning	847	-	-	847	2,647
Insurance	1,161	-	-	1,161	1,062
Printing, postage, stationery and computer supplies	79	-	-	79	221
Fees and Licences	906	-	-	906	399
Bank charges	141	-	-	141	120
Other payments	145	-	-	145	60
	-	-	-	-	-
Sub total	9,754	-	-	9,754	11,258
A4 Asset and investment purchases, (see table)					
Purchase of fixed assets	8,859	2,600	-	11,459	152
	-	-	-	-	-
Sub total	8,859	2,600	-	11,459	152
Total payments	18,613	2,600	-	21,213	11,410
Net of receipts/(payments)	5,063	-	-	5,063	5,130
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	19,682	-	-	19,682	14,552
Cash funds this year end	24,745	-	-	24,745	19,682

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash	0	-	-
	CAF Bank main current account	12,144	-	-
	CAF Bank Lucky numbers current	956	-	-
	Virgin Bank deposit account	11,645	-	-
	Total cash funds	24,745	-	-
	account(s))	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	Bar Stock	156	-	-
	Virgin Interest due Dec - Mar	7	-	-
	Oil Stock	300	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Land	Unrestricted	-	-
	Buildings - Village Hall	Unrestricted	-	950,354
	Furniture, Fixtures, Fittings, IT and other	Unrestricted	-	25,233
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	Future year Hire Income **	Unrestricted	557	
	Suppliers accounts not yet received	Unrestricted	163	
	Lucky Numbers paid in advance **	Unrestricted	590	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	

* Asset values are the current insurance values for rebuild and replacement. The land has not been valued.

** Liability would be contingent upon the Hall becoming unavailable and the Lucky Numbers Club ceasing.

Independent examiner's report to the trustees of Welburn Village Hall Institute

I report on the accounts of the Trust for the year ended 31 March 2021.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act
- to follow the procedures laid down in the general Directions given by the commission under section 145(5)(b) of the 2011 Act
- to state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the next statement.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached

Name: PAUL SPENCER AssocRICS



Relevant professional qualification or body: Royal Institution of Chartered Surveyors

Address: The Croft, Welburn, York YO60 7EQ

Date: 2ND JUNE 2021