

**Lanchester Community Association**

**54th Annual  
General Meeting**



**LANCHESTER**  
COMMUNITY CENTRE

Reports and Financial Statements to be  
presented at 7.00 pm on  
**Thursday 7<sup>th</sup> April 2022**

Reg. Charity No. 1188911

## **Aims of the Association**

- 1 To promote the well-being of the residents of the area and to provide for their cultural, social and recreational welfare.
- 2 To foster a community spirit for the achievement of the above aims and such other aims as may, by law, be deemed to be charitable.
- 3 To maintain and manage Lanchester Community Association in furtherance of the above principles.

Lanchester Community Association is run by a committee of democratically elected Trustees composed of local residents, who decide Association policy. A Manager administers the above policy and is in charge of the day to day running of the Community Centre. The Manager is assisted by an Assistant Manager, caretaker, cleaner and volunteers from the community.

## **Elected Committee**

Chair	Mrs G. Horne
Treasurer	Ms C. Graham
Secretary	Mr R Gibbon

## **Committee**

Mr B Fox  
Mrs M Williams  
Mr B McDermid  
Mrs E Smith  
Mrs J Collins  
Mr G Smith  
Mrs J-A Biggs  
Mrs J Hammond  
Miss M Morrison

## **Auditor**

Miah & Co.

## **Chair Report 2021**

Again, as with 2020, 2021 continued with the challenge of Covid.

The staff continued on the government Furlough Scheme until September 2021.

Activities were allowed for under 18s and we were able to take advantage of this. The EP school used Hall 1 for PE during the winter months. Other school extracurricular and social groups also took up bookings. I was happy to carry out all the necessary admin and janitorial activities during this period.

May brought a further opening up of lockdown and other groups could reconvene. Staff also returned on a limited basis. A lot of preparation had to be carried out in order to comply with Covid demands. Sanitising, signposting, social distancing, all necessary for people to feel safe.

Re-opening continued slowly, with more groups returning as confidence returned. By the end of the year the majority of groups had returned, undertaking all the necessary precautions for themselves and others.

It was a very difficult time for everyone and I thank the Committee and staff for their support.

It was with great sadness that Richard Downs, our Caretaker, died after a short illness. He had been a great friend of the Centre, always willing to help and support the groups. He did far more than he was contracted for, because he wanted to. He is very much missed.

The Centres finances remained strong due to the Government grants without which we would have suffered.

Investment has been made into the centre to make sure it continues to be an attractive, safe and well-maintained place for people to meet. The heating system has been upgraded. This was a major spend, needed due to aging and very expensive boiler and heaters.

I hope the year ahead will prove to be a positive experience without any floods, famines, pestilence or plagues! A period of calm will be much appreciated.

Glenda Horne

Chair.

## **Managers' Report of 2021**

What a year! At the start of the year we, mostly had children's education and welling groups in, then things started to get back to normal towards the end of the year, staff returned back to their regular hours, and many groups returned with extra precautions in place.

We tried our very best to keep users safe, with extra cleaning, ventilation, sanitising stations, signage, and moving items out to enable social distancing in the halls.

We were so please to see the groups come back, and to follow government guidelines.

This year we were able to secure a grant form Durham County Council for £7500, to go towards the cost of replacing some of our heating, for a more efficient system.

Once this was done both halls were decorated.

In September, staff and our chair, gave time to take down and clean the ceiling, by removing each individual tile in the main hall. This was a big and mucky task, cleaning away debris, ensuring the ceiling is a safer and cleaner environment for users of the hall.

We still managed to hold our Christmas Fayre, social distancing, putting in a one way system, and less stalls to give more space, I think everyone appreciated these changes and felt safe. We raised an amazing £867.

The community Draw ceased this year, as numbers had dropped.

Things are getting back to normal in regards to our bookings, so much so that we have found an increase of weekend bookings.

This year, and the previous have been challenging for all of us, in many ways, but I think we have all realise how important being with each other and socialising is, and how much of an important part of the community, community centres are, enamelling us to meet and socialise in so many ways.

Alison Boyd  
Manager

## **REPORT OF THE TREASURER**

Yet another challenging year for the Community Association and the community, with Coronavirus variants again limiting access to the Centre and its facilities during 2021. Thankfully by September 2021 the Centre was fully operational and groups and individuals were keen to resume their activities and, in some cases, participate in new ventures.

Rental income during 2021 was significantly lower than usual, at only 56% of pre-coronavirus levels and 15% higher than in 2020. We again resorted to furloughing staff, although this was on a much more flexible basis than in 2020. The significant loss in rental income during 2021 was again supplemented by coronavirus job retention grant and business support grants as well as continued very generous financial support from groups and individuals. Without these additional sources of income the financial reserves of the Association would certainly be significantly depleted.

The Association was successful in securing a grant of £7,500 from Durham County Council in June 2021 and this, together with a transfer of resources to our Building Fund, has enabled us to update a somewhat antiquated heating system. With health and wellbeing in mind, the Executive Committee took the decision to transfer £5,000 to our Gym Fund to continue the process of updating gym equipment and to make £2,000 available on an annual basis to ensure that gym facilities are kept at an appropriate standard. We are hopeful that balances of £4,000 to £5,000 available in the gym, equipment and building funds at the end of 2021 will be sufficient to address demands during 2022.

It is pleasing to report that the balance in our account at the end of 2021 is £10,000 higher than in 2020, irrespective of the difficulties experienced during the year. We must not be complacent, however, as the challenges of escalating utility costs and general inflation will inevitably increase the overall running costs of the Centre in 2022 and beyond.

As always, we aim to continue to improve the facilities and opportunities available in the Centre and we are confident

that, with the support of the community, we will achieve this objective.

Carol Graham  
Treasurer, April 2022



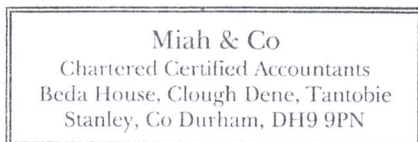
**Lanchester Community Association  
Financial Statements for the Year Ended  
31 December 2021**

**Lanchester Community Association**  
**Financial Statements for the Year Ended 31st December 2021**  
**Accountants Certificate**

We have examined the records of Lanchester Community Association and confirm that the attached receipts and payments account, balance sheet and summary statements are in accordance with those records.

We have not carried out an audit.

Miah & Co  
Chartered Certified Accountants



*Miah & Co* 10/03/2022

*Carol Graham* 10/03/2022  
(TREASURER)

**Lanchester Community Association**  
**Receipts & Payments Account for the Year Ended 31st December 2021**

RECEIPTS	2021	2020	PAYMENTS	2021	2020
Rentals	21,014.85	17,827.37	<b>Utilities</b>		
			Water Rates	461.23	392.29
Subs, Affiliations & Donations	9,226.20	3,332.73	Gas	827.90	743.68
			Electric	1,266.55	2,930.14
Health & Wellbeing	6,514.45	6,206.88			
			<b>Administration</b>		
Covenants - Friends	1,998.00	2,044.00	Telephone	717.40	640.18
			Printing & Stationery	132.57	583.15
Fundraising	1,741.42	3,171.77	Licences	-	159.00
			Insurance	2,999.77	2,991.59
Community Draw	82.00	417.00	Payroll Costs	36,994.25	35,762.17
			Fees and Services	1,384.67	3,109.12
Covid-19 - DCC Grants	19,769.21	14,752.49			
			<b>General Expenses</b>		
Covid-19 - HMRC JRS Grants	16,834.77	13,372.05	Repairs & Maintenance	3,856.69	1,804.85
			Cleaning Materials	553.68	764.56
			Sundries	329.50	266.03
			Equipment	640.00	-
			Marketing	-	40.00
			CCTV	575.04	575.04
			Community Draw	118.50	68.00
			Building Fund	18,500.00	-
			Equipment Fund	-	-
			Gym Fund	5,000.00	2,825.20
	<u>77,180.90</u>	<u>61,124.29</u>		<u>74,357.75</u>	<u>53,655.00</u>
			<b>Surplus for Year</b>	<b>2,823.15</b>	<b>7,469.29</b>
	<u><u>77,180.90</u></u>	<u><u>61,124.29</u></u>		<u><u>77,180.90</u></u>	<u><u>61,124.29</u></u>

**Lanchester Community Association**  
**Balance Sheet as at 31st December 2021**

	2021	2020
<b>Fixed Assets</b>		
Buildings & Fixtures - At Cost	378,639.49	378,639.49
<b>Current Assets</b>		
Petty Cash	50.00	50.00
Current Account	54,230.31	43,907.16
	<u>54,280.31</u>	<u>43,957.16</u>
Less: Sections	250.00	250.00
	<u>54,030.31</u>	<u>43,707.16</u>
Less: Funds	<u>13,840.96</u>	<u>6,340.96</u>
	40,189.35	37,366.20
<b>Loan Repayments</b>	38,000.00	38,000.00
	<u><u>380,828.84</u></u>	<u><u>378,005.69</u></u>
<b>Represented By</b>		
General Fund	37,366.20	29,896.91
Surplus Profit for Year	<u>2,823.15</u>	<u>7,469.29</u>
	40,189.35	37,366.20
Contribution from Building Fund	<u>340,639.49</u>	<u>340,639.49</u>
	<u><u>380,828.84</u></u>	<u><u>378,005.69</u></u>
<b>Sections</b>		
Scottish Dance Group	<u>250.00</u>	<u>250.00</u>
	<u><u>250.00</u></u>	<u><u>250.00</u></u>
<b>Funds</b>		
Building Fund	4,529.32	2,029.32
Equipment Fund	4,259.14	4,259.14
Gym Fund	<u>5,052.50</u>	<u>52.50</u>
	<u><u>13,840.96</u></u>	<u><u>6,340.96</u></u>

We approve these financial statements and confirm that we have made available all relevant records and information for their preparation and give authority for the information therein to be included on returns submitted to the Charity Commissioners.

**Lanchester Community Association  
Year Ended 31st December 2021  
Building Fund**

<b>Surplus B/Forward</b>		<b>2,029.32</b>
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**Transfers**

Receipts & Payments Account	18,500.00
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<b>Total Transfers</b>	<b><u>18,500.00</u></b>
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**20,529.32**

**Payments**

Wolseley LTD - Radiators	5,726.95
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Wolseley LTD - Boiler	3,696.46
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J Richards - Heating Installation	6,576.59
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<b>Total Payments</b>	<b><u>16,000.00</u></b>
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<b>Surplus C/Forward</b>	<b><u><u>4,529.32</u></u></b>
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**Lanchester Community Association**  
**Year Ended 31st December 2021**  
**Equipment Fund**

Surplus B/Forward	4,259.14
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Surplus C/Forward	<u><u>4,259.14</u></u>
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**Lanchester Community Association**  
**Year Ended 31st December 2021**  
**Gym Fund**

<b>Opening Balance</b>		<b>52.50</b>
<b>Transfers</b>		
Receipts & Payments Account	5,000.00	
<b>Total Transfers</b>		<b><u>5,000.00</u></b>
<b>Surplus C/Forward</b>		<b><u><u>5,052.50</u></u></b>

**Lanchester Community Association  
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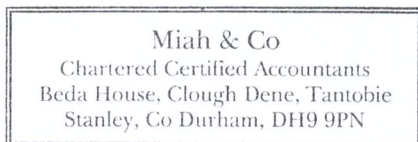


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Year Ended 31st December 2021  
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<b>Surplus B/Forward</b>		<b>2,029.32</b>
<b>Transfers</b>		
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<b>Total Transfers</b>		<b><u>18,500.00</u></b>
		<b>20,529.32</b>
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J Richards - Heating Installation	6,576.59	
<b>Total Payments</b>		<b><u>16,000.00</u></b>
<b>Surplus C/Forward</b>		<b><u><u>4,529.32</u></u></b>

**Lanchester Community Association**  
**Year Ended 31st December 2021**  
**Equipment Fund**

Surplus B/Forward	4,259.14
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Surplus C/Forward	<u><u>4,259.14</u></u>
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**Lanchester Community Association**  
**Year Ended 31st December 2021**  
**Gym Fund**

<b>Opening Balance</b>		<b>52.50</b>
<b>Transfers</b>		
Receipts & Payments Account	5,000.00	
<b>Total Transfers</b>		<b><u>5,000.00</u></b>
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