

SIED DYNION/ABERGELE MENS SHED

Trustees Annual Report and Financial Statement

For the Period 1st October 2023 – 30th September 2024

Charity Registration Number 1197478

STATEMENT OF CHARITY PURPOSE AND ACTIVITIES

1. Abergele Men's Shed(AMS) is an Association Model Charitable Incorporated Organisation (CIO) originally established on 31st January 2022 as a Foundation Model CIO and subsequently changed to an Association Model in accordance with Charity Commission guidance.
2. The objective of the CIO is *"to promote social inclusion for the public benefit of men living in the Abergele area, in particular but not exclusively, older men by preventing them from becoming socially excluded assisting them to integrate into society through the provision of premises in which men can meet jointly or individually to undertake and share creative, social and recreational activities"*.
3. AMS is entirely a voluntary organization comprising members and Trustees (who are also members and volunteers). Volunteers undertake to provide support for beneficiaries in the community, whilst at the time providing the volunteers with a sense of purpose, social interaction, team work, physical and mental activity that aims to combat isolation
4. From July 2023 until March 2024 AMS operated from rented premises at Worsley Wear retail outlet on the Tayna Industrial Estate in Abergele. The Worsley Wear business closed and AMS has now relocated to a disused church hall at Berllan, Pensarn.
5. The ethos for the work undertaken is to upcycle and recycle where ever possible. No charges are made for the services provided but instead donations are requested to contribute to running costs
6. The Charity does not wish to compete with local business. It focuses on repair and upcycling services that can benefit the community in a cost effective and non-competitive manner.
7. Some services are in the form of commissions from external organisations who want to provide a benefit to the community or members of their organization. Donations are accepted for commissions in lieu of payment and where possible, recycled material is used.

ACHIEVEMENT AND PERFORMANCE

8. The number of volunteers peaked in the previous period 2022-2023 at 35. Difficulty has been experienced in retaining membership at this number due to relocation and suitability of premises. Membership for the 2023-2024 period peaked 29 volunteers with approximately half of these being regular attendees
9. When the premises at the Church Hall, Berllan, Pensarn was obtained it was not in a usable condition as it had been previously been used for illegal activities i.e. cultivation of cannabis, which had been investigated by the Police. There was also no electricity supply to the premises as it had been cut-off by the Utility Company. Confirmation was

obtained from the Police that their investigations were complete and they had no objection to AMS using the premises.

10. Considerable time and effort has been invested by the volunteers to make the premises useable for their purposes. The paraphernalia left by previous occupants has been removed and scrapped. The electricity supply has been restored and electrical safety improvements and lighting improvements completed by a contracted electrician. Tool racking and workbenches have been installed and the walls of the main meeting area have been painted.
11. Unfortunately, in November 2024, progress was hampered, due to a break in at the Berllan premises, where a considerable amount of AMS power tools was stolen. Investigations by the Police are still in progress however, a small number of tools have been recovered.

GOVERNANCE

12. During the period there were four Trustees who also form the Management Sub Committee responsible for the day-to-day operation of the charity.

- Sam Rowlands Appointed 13th January 2022
- Doug Jackson (Chairman) Appointed 13th January 2022
- Mike Bird (Treasurer) Appointed 13th January 2022
- Gareth Boyes (Secretary) Appointed 13th January 2022

It is recognised the contributions made by former Trustees that are no longer in post:-

- Joanne Hughes (retired)
- Paul Frost (retired)
- Alan Yates (deceased)

13. The Trustees met on 8 occasions at roughly 6 week intervals during the period.
14. None of the Trustees received any payment or expenses during the period.
15. Attempts to recruit a suitable additional Trustee during the period were unsuccessful
16. The following policies are available
 - Safeguarding Policy
 - Health and Safety Statement
 - Equality, Diversity and Inclusion Policy
 - Bilingual Policy
 - Volunteer Statement
 - Volunteer Information Statement

REFERENCE AND ADMINISTRATIVE DETAILS

17. Registered Charity Number 1197478 (England and Wales)
18. Registered Office: 4 Primrose Hill Cottages, St. George, Abergele LL22 9BT
19. Phone 01745 824479
20. Website <https://abergelemensshed.wales>

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| 21. Bankers | Barclays Bank, Rhyl
68/70 High Street
Rhyl, Clwyd LL18 1EU |
| 22. Construction Cost and Project Management Consultant: | Alun Williams BSc. MRIC
13 Dula Close
Rhos-on-Sea
Colwyn Bay LL28 4UR |
| 23. Building Surveyor and Property Consultant

Ltd | Graeme Rich
Managing Director
GAR Property Consultants
15 Plas Hesketh
Abergele. LL228FL |

FINANCIAL REVIEW

Capital Assets

24. AMS own a derelict building at Back 35 Market Street, Abergele. The intention is to seek grant aid to renovate the building as a permanent base for AMS and a community hub for Abergele. The building has planning consent for a community hub
25. The building is registered with the Land Registry in the name of two former Trustees and one serving Trustee (Samual Rowlands, Joanne Hughes, Alan Yates). This is not ideal as Trustees change. It is the intention to register the property in the name of the charity, with the Land Registry. The building has planning consent as a community hub and has undergone structural and utility surveys to confirm it is suitable for purpose
26. During the previous period 2022-2023 a National Lottery People and Places Development Grant (NLPPDG) amounting to £26,136 was awarded to AMS. The grant allowed for development of drawings, project plans, detailed costings and a tender document for the 35 Market Street site. No construction work was provisioned for under this grant.
27. Monitoring progress of the NLPPDG was a major focus for the Trustees with progress reported at each of the formal Trustees Meetings
28. During September 2023 the Development Grant was completed and an application was made to the National Lottery People and Places program for a Capital Grant amounting to £499,966.00 (including VAT, contingency and inflation allowance) to refurbish the structure of 35 Back Market Street, Abergele.
29. 25/1/24 a letter was received from the National Lottery (Wales) confirming that our application was successful and they were awarding £499,996 for the refurbishment of Back 35 Market Street, to a community hub
30. Letters were sent out to several contractors inviting them to tender for the project. Sealed bids from invited contractors were received and all opened on the same day by the Project Management Committee. Unfortunately, taking VAT, contingency and inflation costs into consideration the tender prices were in excess of the awarded grant.

31. The Trustees held an Extraordinary Meeting to discuss the outcome of receiving the sealed tender bids. The Trustees concluded that the risk to proceed with the project was too great. On 29/4/2024 a letter was sent to the National Lottery informing them the Tender prices were in excess of the awarded grant and that the Trustees had decided to abort the project.
32. Subsequently Back 35 Market Street Abergele has been put on sale with a local Estate Agent

GRANTS

33. UK Shared Prosperity Fund (UKSPF) grant. During this period a grant of £6279.60 was received from the UKSPF administered by Community and Voluntary Support Conwy (CVSC). The grant was awarded to pay premises rental costs in the period Nov 23 – Oct 24. On return of the Project Monitoring Form confirmation has been received from CVSC that the grant project file has been closed.
34. Regional Integration Fund (RIF) grant. As part of a community consultation exercise carried out by AMS in Tesco Car Park, several people expressed their interest in forming Abergele She Shed. The idea was initially sponsored by AMS in terms of sharing premises. In March 2023 a grant of £7362 was awarded to be administered by CVSC, on behalf of the Welsh Government, for setting up an independent Abergele She Shed. The grant awarded was to cover She Shed premises rental costs, equipment and tuition costs. By agreement, the grant was deposited in AMS bank account, as the She Shed had difficulty with opening their own bank account. During the period of the grant award March-Nov 30th 2023 the whole amount of the grant awarded to the She Shed was not spent - £4178.50 was returned to CVSC.

Taxation

35. The Charity has a VAT Exemption Certificate from HMRC which was awarded in the period Oct 22- Sept 23. This allows for VAT to be reclaimed over the past four years on eligible items of expenditure
36. The charity is eligible for discretionary council tax/rate relief for the premises it occupies. When AMS was located at Worsley Wear (up to March 2024) the rental negotiated was inclusive of rates and utility costs.

37. Financial Report Oct 23 – Sept 24

SUMMARY

October 2023 Starting balance	£15,876.90
Income Oct 23-Sept 24	£11,754.66
Balance	£27,631.56
Fixed Costs eg rent, insurance etc	£6,380.48
Other Operational Costs	£14,384.17
Total Expenditure Oct 23-Sept 24	£20,764.65
October 2024 Closing balance	£6,866.92

38 Fixed Costs

Rent	£6,100
Zurich Insurance	£206.68
Firemaster Service	£73.80
TOTAL	£6,380.48

39. Other Operational Costs

Transport/Fuel/Repairs	£237.68
Christmas Dinner	£701.50
Building Maintenance	£537.50
Tools	£154.67
Materials	£637.61
Refreshments	£16
Payments to She Shed	£1846
Donation to Conwy Camera Club	£120
RIF Grant Refunded to CVSC	£4,178.52
RIF Grant spent (Website Design)	£1,149
Professional Charges 35 Market St.	£4,586.69
TOTAL	20,764.65

40. Total Expenditure

Fixed Costs	£6,380.48
Other Costs	£14,384.17
TOTAL	£20,764.65

41. Income

Membership Fees	£80
Christmas Dinner Money collected	£593
Tea Kitty	£607.20
She Shed rent contribution	£400
Project Donations	£3,404.01
Misc. Donations	£214.11
Easy Funding	£176.74
Grant-UK Shared Prosperity Fund	£6,279.60
TOTAL	£11,754.66

42. Conclusion

The main problem that Abergele Men`s Shed has faced in the period October 2023 – October 2024 is retaining a stable meeting place for the members to enjoy. In 2023 the Men`s Shed had already relocated from St Michaels Church Hall, Groes Llwyd, Abergele, to spare commercial space in the Worsleywear Business Premises Abergele. Worsleywear closed down in March 2024, forcing the Men`s Shed to search for new premises, at an affordable rent.

The Men`s Shed relocated to a Church Hall at Berllan in Pensarn, which had previously been used for illegal cannabis cultivation and had been investigated by the Police. After confirming that the Police had completed their investigations, considerable time and effort were undertaken by the members to clear the Church Hall of all the equipment used in the previous illegal activities, to make it a usable meeting place. The electricity supply to the hall, which had been cut off during Police investigations, was restored by Scottish Power, paid for by the landlord in early 2025.

The Berllan Church Hall continues to be used as the Men`s shed meeting place. The long term intention is for Abergele Men`s shed to purchase the Church Hall from the landlord, which has been offered to the Men`s Shed for £85,000. The Men`s Shed are currently in the process of approaching the National Lottery to help fund the purchase of Berllan Church Hall.

Finances of Abergele Men`s Shed continues to be a concern with rental costs currently £600/month being the overriding expense. During this period, the UK Shared Prosperity Fund (UKSPF) awarded a grant of £6279.60 to cover rental costs. This grant is now fully spent and UKSPF is no longer available. The table below, detailed in sections 37-41, is a summary of the accounts which clearly shows that expenditure is in excess of income.

October 2023 Starting balance	£15,876.90
Income Oct 23-Sept 24, including UFSPF grant	£11,754.66
Balance	£27,631.56
Fixed Costs eg rent, insurance etc	£6,380.48
Other Operational Costs	£14,384.17
Total Expenditure Oct 23-Sept 24	£20,764.65
Sept 2024 Closing balance	£6,866.92

Income for period 1 st Oct 23- 30 th Sept 24	£11,754.66
Expenditure during period	£20,764.65
Operating Deficit for period	£9009.99

Considering income against expenditure for the period 1st Oct 23- 30th Sept 24, there is an operating deficit of £9009.99. However, the following tabulated one-off costs against expenditure were paid from Men`s Shed accounts, reducing this deficit to a small surplus of £1601.22

Refund unsent She Shed FOIL grant to CVSC	£4,178.52
RIF grant spent/paid to Abergele She Shed	£1846.00
Professional charges incurred for proposed development of 35 Market Street	£4,586.69
TOTAL ONE-OFF COSTS	£10,611.21
Operating Deficit for period	-£9009.99
Surplus considering one-off costs	£1601.22

It is anticipated that the proposed ownership of the Berllan Church Hall by Abergele Men`s Shed, will considerably reduce the fixed costs to costs associated with insurance, utility costs and building maintenance costs. This is expected to leave the finances in a healthier condition. In addition, the Trustees of Abergele Men`s Shed have put 35 Market Street on the market, which when sold, will boost Abergele Men`s Shed funds.

