

Five Ashes Village Hall CIO

Charity Registration Number 1200473

Annual Report and Financial Statements

31st December 2023

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Five Ashes Village Hall CIO
Charity Registration Number 1200473

LEGAL AND OTHER INFORMATION

Trustees

Geoffrey Gregory
Penny Kemp
Graham Playfoot
Sue Wren
Beryl Wallwork – resigned April 2023

Registered company number

CE030794

Registered office

Five Ashes Village Hall
Five Ashes
East Sussex
TN20 6JA

Bankers

CAF Bank Limited

Formation Date

1st March 2023

Independent examiner

David Gill

TRUSTEES REPORT

Structure, Governance and Management

The organisation is a charitable organisation, incorporated on 1 March 2023 and registered as a charity on 22 September 2022. The charity was established under a Memorandum of Association which established the objects and powers of the charity and is governed under its Articles of Association. We have adopted the Charity Commissions Model Constitution to ensure we comply with the Charities Act 2011 (the 2011 Act) and the General Regulations. This helps us to ensure we:

- a) reflect recommended best practice; and
- b) are legally compliant

Objects

The object of the charity is, in the interests of social welfare, to improve the conditions of life of the inhabitants of Five Ashes, in the Parish of Mayfield and Five Ashes, in the County of East Sussex without distinction of political persuasion, race, sex, religion, sexual orientation, age or disability or other opinions by the provision and maintenance of:

- a) a village hall and recreation ground for use by the inhabitants, including use for:
- b) meetings, lectures and classes, and
- c) other forms of recreation and leisure-time activities.

Nothing in this constitution shall authorise an application of the property of the CIO for the purposes which are not charitable in accordance with [section 7 of the Charities and Trustee Investment (Scotland) Act 2005] and [section 2 of the Charities Act (Northern Ireland) 2008]

Main activities in relation to the objects of the Charity

The Committee is responsible for all matters associated with the day to day running of the Five Ashes village hall, the playing field, sensory garden and car park attached to it.

- a) It is required to comply with any legislation which impacts on the provision made by the trustees.
- b) It seeks to promote and publicise activities which benefit the immediate community and the wider parish residents wherever possible.
- c) It provides facilities which are fit for purpose to enable any individual or group who may benefit from the use of the building as a point of social gathering or learning development to do so.
- d) It has developed the Web site and other social media platforms.
- e) It liaises with the parish council over maintenance of the play area.
- f) It acts as a sounding board for the Parish council and a communication mechanism from the parish council back to the residents.
- g) It submits financial information to the appropriate authorities as part of its continuing status.

TRUSTEES REPORT

Achievements and performance

During the course of the last financial year the trustees have made significant investment in sustainable technologies to reduce the demand for bought in utilities and has developed an income stream from the resulting excess generation of electricity. Some grant funding was secured to enable the project to be undertaken.

The provision of further external lighting from the car park to the main entrance has provided safer passage between the two areas during the darker evenings. It has enabled a number of organised groups to continue to operate by subsidising some of the hire cost of the building.

Currently there are 22 groups meeting during the course of the week, typical activities include dance, yoga, keep fit, table tennis and rifle shooting. A local cricket club use the field during the summer months along with the village stoolball club. One off event include children's parties and horticultural shows.

Financial Review

The CIO's income is mainly generated from hire of the village hall and recreation ground, this generated £22,172 in the financial year (2022- £21,605). Other income of £3,497 (2022 - £1,396) was achieved. The village hall received a bequest of £76,386 from a local resident with guidelines (Restricted Funds) on how the funds can be used.

Expenditure for the 10 months was £15,066 and this resulted in a trading surplus of £10,603. The CIO has invested in sustainable technologies which will mitigate the increases in energy costs and thus reduce it's risk to future market price increases. The hire fees charged are constantly reviewed against the CIO's cost base and local competition.

The CIO holds Unrestricted Funds in reserve and the trustees continually review the level needed to effectively manage the charity. The Trustees have determined that the appropriate level of funds to hold in this respect is six months of the charities' running costs. Additionally the Trustees also make allocations to fund specific capital projects.

The freehold valuation is based on the latest insurance provider's valuation as to the cost for re-building the hall. The underlying land along with the recreation ground has not been valued. The freehold title is vested in the name of The Official Custodian for Charities.

Public Benefit

The charity's trustees have complied with their duty to have due regard to the guidance on public benefit published by the commission in exercising their powers or duties. The Trustees confirm that in their opinion, the work of the charity is of public benefit in providing a communal facility. The Trustees are all volunteers who received no benefit from the charity.

The CIO started on 1 March 2023 and maintains records to evaluate its' charitable benefit. The Restricted Fund has guidelines for its' use and the Trustees will include commentary on this in future Annual Reports.

TRUSTEES REPORT

Statement of Trustees' Responsibilities

The Charities Act and the Companies Act requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity as at the end of the financial year and of the surplus or deficit of the charity.

In preparing those accounts the trustees are required to:-

- a) select suitable accounting policies and then apply them consistently.
- b) make judgements and estimates that are reasonable and prudent.
- c) state whether the policies adopted are in accord with SORP and with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements.
- d) prepare the accounts on the going concern basis unless it is inappropriate to assume that the charity will continue in business.

The trustees are also responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which are sufficient to show and explain the charity's transactions and enable them to ensure that the accounts comply with the Companies Act 2006 and comply with regulations made under the Charities Act. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

The trustees are also responsible for the contents of the trustees' report, and the responsibility of the independent examiner in relation to the trustees' report is limited to examining the report and ensuring that, on the face of the report, there are no inconsistencies with the figures disclosed in the financial statements.

This report has been prepared in accordance with the Statement of Recommended Practice: FRS102 - Second edition October 2019 and in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

This report was approved by the board of trustees on 7 May 2024 and signed on its behalf by

Geoff Gregory

Chairman

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE CHARITY

I report on the accounts of the CIO for the year ended 31 December 2023, which are set out on pages 6 to 11.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of financial statements in accordance with the requirements of the Charities Act 2011. The charity's trustees consider that an audit is not required for this period under section 144 of the Charities Act 2011, and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- a. examine the accounts under section 145 of the Charities Act 2011,
- b. to follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act 2011, and
- c. 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 statement below.

Independent examiner's statement

I have completed my examination. I confirm no matter has come to my attention in connection with the examination giving me cause to believe that in any material respect:

- a. accounting records were not kept in respect of the CIO as required by section 130 of the Charities Act 2011; or
- b. the accounts do not comply with those records; or
- c. the accounts do not comply with accounting requirements concerning the form and content of accounts set out by the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of the independent examination.

I have no concerns and have come across no matters in connection with the examination to which attention should be drawn in the report in order to enable a proper understanding of the financial statements to be reached.

David Gill

Dated 26 April 2024

STATEMENT OF ASSETS AND LIABILITIES
31st December 2023

Note	2023 £	2022 £
FIXED ASSETS		
1 Freehold	1,302,933	1,302,933
Total Fixed Assets	<u>1,302,933</u>	<u>1,302,933</u>
CURRENT ASSETS		
CAF Bank - Cash	8,660	19,055
CAF Bank - Gold 1	62,914	42,031
CAF Bank - Gold 2	77,821	
Total Current Assets	<u>149,395</u>	<u>61,086</u>
RESERVE FUNDS		
2 Allocated Funds	68,500	41,850
Unallocated Funds	3,074	19,236
3 Restricted Funds	77,821	
Total Reserve Funds	<u>149,395</u>	<u>61,086</u>

Five Ashes Village Hall CIO
Charity Registration Number 1200473

RECEIPTS & PAYMENTS SUMMARY
FOR THE TEN MONTHS TO
31st December 2023

	2023	2022
	£	£
Receipts		
Hire of the facilities	22,172	21,605
Other income generated by the CIO	3,497	1,396
Donations and grants -unrestricted	1,068	
Donations and grants -restricted	76,624	11,693
Total Receipts	<u>103,361</u>	<u>34,694</u>
Payments		
Event costs	160	199
Utility costs	3,115	3,904
Premises maintenance costs	7,227	4,439
Legal and professional costs	3,137	5,386
Other costs	1,427	1,724
Total Payments	<u>15,066</u>	<u>15,652</u>
Operating Surplus	<u>88,295</u>	<u>19,042</u>
Payments for Allocated Projects		
Car park expansion	1,075	20,065
Dance hall mirrors		1,000
Film projector		2,959
Defibrillator	845	
Charitable Support	28	
	<u>1,948</u>	<u>24,024</u>
Transfer to Reserve Funds	<u>86,347</u>	<u>(4,982)</u>
Movements in Reserve Funds		
Unrestricted -allocated	5,881	
Unrestricted -unallocated	2,645	
Restricted	<u>77,821</u>	
	<u>86,347</u>	

Five Ashes Village Hall CIO
Charity Registration Number 1200473

DETAILED RECEIPTS
FOR THE TEN MONTHS TO
31st December 2023

	2023 £	2022 £
Receipts from hire of the hall & playing field		
Frequent Users		
ACRES	1,012	
Art Club	365	
Baby Explorers	2,835	1,363
Balletbesque Dance School		334
Discofit Gold	306	
Chair Based Yoga		198
Dr C's Electrolabs		582
East Sussex Dance Studios		5,844
Happy Tai Chi	216	
High Weald Bee Keepers Association	277	134
Horticultural Society	63	125
Ideal Performing Arts	1,780	1,752
KP Fitness	236	84
MAYFACS	812	288
Mayfield Cricket Club	700	1,042
Mayfield Film Club	383	216
Mayfield U3A	493	
Mayfield Wine Society	294	
Mayzing Choir	888	
Oz Tots	134	
Paragon Motors	1,600	1,200
Parish Council	875	89
Pilates AOK	802	861
Pilates LH	540	189
Pilates SW	448	
Rifle Club	280	920
Serena Dance		187
Studio N Dance	453	304
SYM Dance	190	
Table Tennis Club	400	270
Wealden District Council		115
Yoga KD	299	238
Other Users		
Casual Hire	3,841	3,275
Deposits	1,600	1,950
Other Income	50	45
Sub Total	22,172	21,605
Receipts generated by the CIO		
Feed in tariff	824	856
Fundraising Events		27
Interest	2,386	193

Summer Fair

	<u>287</u>	<u>320</u>
Sub Total	<u>3,497</u>	<u>1,396</u>

	2023 £	2022 £
Receipts from donations and grants		
Tremaine Will Trust	76,624	
Wealden District Council Business Support Grant		9,115
Mayfield Parish Council Business Support Grant		
Other donations	68	
Five Ashes 300 Club	1,000	1,500
Defibrillator Appeal		1,078
Sub Total	<u>77,692</u>	<u>11,693</u>
Total Receipts	<u>103,361</u>	<u>34,694</u>

Five Ashes Village Hall CIO
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DETAILED PAYMENTS
FOR THE TEN MONTHS TO
31st December 2023

	2023	2022
	£	£
Event payments		
Fundraising Events		
Summer Fair Costs	160	199
Sub Total	<u>160</u>	<u>199</u>
Utility payments		
Council Tax	233	505
Electricity	1,669	2,119
Telecoms	304	358
Waste Disposal	535	551
Water	374	371
Sub Total	<u>3,115</u>	<u>3,904</u>
Premises maintenance payments		
Building fabric internal & external	4,099	1,474
Compliance	1,149	946
General cleaning	1,979	2,019
Sub Total	<u>7,227</u>	<u>4,439</u>
Legal and professional payments		
Bank charges	80	81
Insurance	2,752	4,636
Licences	305	669
Sub Total	<u>3,137</u>	<u>5,386</u>
Other payments		
Deposits returned	1,427	1,700
Sundries		24
Sub Total	<u>1,427</u>	<u>1,724</u>
Total Payments	<u>15,066</u>	<u>15,652</u>

	Accumilated as at 31/12/2019	New Reserve 2020	Total Reserve 2020
	£	£	£
Major Projects Proposed			
Car park	10,978.00	5,000.00	15,978.00
Heating upgrade	3,750.00		3,750.00
Replace Ash Hall flooring	3,750.00		3,750.00
Stage	1,000.00		1,000.00
Artificial playing/walking surface	3,314.00		3,314.00
Extension of the patio/terrace	3,000.00		3,000.00
Roof replacement	750.00		750.00
PA System		2,800.00	2,800.00
Fireworks		1,000.00	1,000.00
	26,542.00		
Minor Projects (less than £1000)			-
Tree planting	387.46		387.46
Fridge/Freezer			-
Light control to Rowan Hall	600.00		600.00
Ash Hall storage improvement	250.00		250.00
	1,237.46		
	<u>27,779.46</u>	<u>8,800.00</u>	<u>36,579.46</u>

DISCUSSION

Income	Jan		Feb		Mar		Apr		May		Jun	
	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast
Other Hire Income	£352.50		£680.00		£1,407.75		£704.00		£1,053.75		£260.00	
Table Tennis Club									£117.00			
Rifle Club												
Short Mat Bowls							£444.00					
Stoolball Club									£61.00			
East Sussex Dance Studios			£1,313.13		£2,542.50				£1,118.75		£1,991.25	
Pilates	£20.00		£50.00		£70.00		£30.00		£50.00		£40.00	
Yoga							£30.00		£36.00			
Horticultural Society							£58.00					
MAYFACS												
ACRES												
Subtotal (Hirings)	£372.50	£0.00	£2,043.13	£0.00	£4,020.25	£0.00	£1,266.00	£0.00	£2,436.50	£0.00	£2,291.25	£0.00
Summer Fair												
Bonfire Night												
Fundraising Events							£441.00		£40.00			
Donations/Grants							£500.00		£24.84			
300 Club												
Other Income					£67.52				£85.24			
Interest					£3.06							
Subtotal (other income)	£0.00		£0.00		£70.58		£941.00		£150.08		£0.00	
TOTAL INCOME	£372.50		£2,043.13		£4,090.83		£2,207.00		£2,586.58		£2,291.25	
Expenditure	Jan		Feb		Mar		Apr		May		Jun	
	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast
Council Tax			£91.00			£95.00	£91.56	£95.00	£95.00	£95.00	£95.00	£95.00
Water	£11.00	£20.00	£11.00	£20.00	£11.00	£21.00	£11.00	£21.00	£6.00	£21.00	£153.66	£21.00
Electricity	£313.17	£355.00	£338.91	£380.00	£298.51	£335.00	£318.17	£355.00	£265.24	£290.00	£110.79	£125.00
BT	£40.99	£45.00	£44.67	£45.00	£42.99	£46.00	£42.99	£46.00	£42.99	£46.00	£42.99	£46.00
Waste Disposal		£33.00		£33.00	£120.22	£33.00		£33.00		£33.00	£26.23	£33.00
General Cleaning	£252.00	£304.00	£416.12	£304.00	£280.00	£304.00	£353.11	£304.00	£252.00	£304.00	£276.00	£304.00
Windows/Exterior Cleaning		£59.00		£59.00		£59.00		£59.00		£58.00		£58.00
Maintenance Programme		£460.00	£409.20	£440.00		£440.00	£480.00	£440.00		£440.00	£480.00	£440.00
Insurance												
Compliance		£80.00		£80.00		£80.00		£80.00		£80.00		£80.00
Licences												
Sundries			£24.06				£77.91					
Bank Charge	£5.00		£5.00		£5.00		£5.00		£5.00		£5.00	
Summer Fair Costs												
Bonfire Night Costs												
Fundraising Events							£160.19					
Deposit Returns	£50.00		£50.00		£92.50		£150.00		£150.00			
TOTAL EXPENDITURE	£672.16	£1,356.00	£1,389.96	£1,361.00	£850.22	£1,413.00	£1,689.93	£1,433.00	£816.23	£1,367.00	£1,189.67	£1,202.00
Opening Balance	£27,956.82		£27,657.16		£28,310.33		£31,550.94		£32,068.01		£33,838.36	
Total Income	£372.50		£2,043.13		£4,090.83		£2,207.00		£2,586.58		£2,291.25	
Total Expenditure	£672.16		£1,389.96		£850.22		£1,689.93		£816.23		£1,189.67	
Closing Bank Balance	£27,657.16		£28,310.33		£31,550.94		£32,068.01		£33,838.36		£34,939.94	
CAF Cash 1	£4,463.07		£4,163.41		£1,816.58		£5,054.13		£2,571.20		£4,341.55	
CAF Gold	£23,493.75		£23,493.75		£26,493.75		£26,496.81		£29,496.81		£29,496.81	
Total at start of month	£27,956.82		£27,657.16		£28,310.33		£31,550.94		£32,068.01		£33,838.36	
Income during month	£372.50		£2,043.13		£4,090.83		£2,207.00		£2,586.58		£2,291.25	
Expenditure During month	£672.16		£1,389.96		£850.22		£1,689.93		£816.23		£1,189.67	
Total Cash at Bank	£27,657.16		£28,310.33		£31,550.94		£32,068.01		£33,838.36		£34,939.94	
Reserves/Contingency	£17,375.79		£17,525.79		£17,525.79		£18,074.29		£18,304.10		£18,328.94	
Available Funds	£10,281.37		£10,784.54		£14,025.15		£13,993.72		£15,534.26		£16,611.00	

Jul		Aug		Sep		Oct		Nov		Dec		Total			
Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Jan-Dec18	% diff
£770.00		£510.00		£808.75		£295.00		£1,362.50		£963.75		£9,168.00		£9,168.00	(£1.00)
										£136.50		£253.50		£253.50	(£1.00)
								£393.00				£393.00		£393.00	(£1.00)
								£357.00		£371.00		£1,172.00		£1,172.00	(£1.00)
£15.00												£76.00		£76.00	(£1.00)
				£1,923.75				£2,400.05				£11,289.43		£11,289.43	(£1.00)
		£80.00		£40.00				£40.00		£20.00		£440.00		£440.00	(£1.00)
				£30.00				£49.00				£145.00		£145.00	(£1.00)
								£54.00				£112.00		£112.00	(£1.00)
												£0.00		£0.00	#DIV/0!
												£0.00		£0.00	#DIV/0!
£785.00	£0.00	£590.00	£0.00	£2,802.50	£0.00	£295.00	£0.00	£4,655.55	£0.00	£1,491.25	£0.00	£23,048.93	£23,000.00	£23,048.93	£0.00
		£477.75										£477.75		£477.75	(£1.00)
								£2,470.66				£2,470.66		£2,470.66	(£1.00)
										£164.12		£645.12		£645.12	(£1.00)
												£524.84		£524.84	(£1.00)
										£1,000.00		£1,000.00		£1,000.00	(£1.00)
£8.00		£776.35								£2,579.16		£3,516.27		£3,516.27	(£1.00)
£3.66				£3.86						£11.30		£21.88		£21.88	(£1.00)
£11.66		£1,254.10		£3.86		£0.00		£2,470.66		£3,754.58		£8,656.52	£8,280.00	£8,656.52	(£0.04)
£796.66		£1,844.10		£2,806.36		£295.00		£7,126.21		£5,245.83		£31,705.45	£31,280.00	£31,705.45	(£0.01)
Jul		Aug		Sep		Oct		Nov		Dec		Total			
Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Actual	Forecast	Jan-Dec18	% diff
£95.00	£95.00	£95.00	£95.00	£95.00	£95.00		£95.00	£95.00	£95.00	£190.00	£95.00	£942.56	£950.00	£942.56	£0.01
(£83.77)	£21.00		£21.00		£21.00		£21.00		£21.00	£107.61	£21.00	£227.50	£250.00	£227.50	£0.10
£52.03	£55.00	£48.54	£55.00	£36.56	£50.00	£51.63	£55.00	£119.96	£140.00	£266.22	£305.00	£2,219.73	£2,500.00	£2,219.73	£0.13
£42.99	£46.00	£42.99	£46.00	£42.99	£46.00	£46.82	£46.00	£45.49	£46.00	£45.49	£46.00	£524.39	£550.00	£524.39	£0.05
£26.23	£33.00	£26.23	£33.00		£34.00		£34.00	£52.46	£34.00	£62.55	£34.00	£313.92	£400.00	£313.92	£0.27
£252.00	£304.00	£365.14	£304.00	£276.00	£304.00		£304.00	£516.00	£305.00	£362.32	£305.00	£3,600.69	£3,650.00	£3,600.69	£0.01
	£58.00		£58.00		£58.00		£58.00		£58.00		£58.00		£700.00	£0.00	#DIV/0!
	£440.00	£567.80	£440.00		£440.00	£180.00	£440.00	£3,540.70	£440.00	£690.00	£440.00	£6,347.70	£5,300.00	£6,347.70	(£0.17)
		£3,259.31	£3,500.00									£3,259.31	£3,500.00	£3,259.31	£0.07
	£80.00		£80.00		£80.00		£80.00		£80.00		£80.00		£960.00	£0.00	#DIV/0!
£21.00	£20.00							£21.00	£42.00	£499.96	£500.00	£541.96	£562.00	£541.96	£0.04
£10.00								£19.99		£77.94		£209.90	£750.00	£209.90	£2.57
£5.00		£5.00		£5.00				£10.00		£5.00		£60.00	£100.00	£60.00	£0.67
				£221.42								£221.42	£350.00	£221.42	£0.58
				£800.00				£163.77				£963.77	£1,358.00	£963.77	£0.41
										£56.78		£216.97	£250.00	£216.97	£0.15
£100.00		£50.00						£200.00		£100.00		£942.50	£0.00	£942.50	(£1.00)
£520.48	£1,152.00	£4,460.01	£4,632.00	£1,476.97	£1,128.00	£278.45	£1,133.00	£4,784.37	£1,261.00	£2,463.87	£1,884.00	£20,592.32	£22,130.00	£20,592.32	£0.07
£34,939.94		£35,216.12		£32,600.21		£33,929.60		£33,946.15		£36,287.99		£27,956.82			
£796.66		£1,844.10		£2,806.36		£295.00		£7,126.21		£5,245.83		£31,705.45			
£520.48		£4,460.01		£1,476.97		£278.45		£4,784.37		£2,463.87		£20,592.32			
£35,216.12		£32,600.21		£33,929.60		£33,946.15		£36,287.99		£39,069.95		£39,069.95			
£5,443.13		£5,215.65		£2,599.74		£3,925.27		£3,941.82		£2,283.66					
£29,496.81		£30,000.47		£30,000.47		£30,004.33		£30,004.33		£34,004.33					
£34,939.94		£35,216.12		£32,600.21		£33,929.60		£33,946.15		£36,287.99		£0.00			
£796.66		£1,844.10		£2,806.36		£295.00		£7,126.21		£5,245.83					
£520.48		£4,460.01		£1,476.97		£278.45		£4,784.37		£2,463.87					
£35,216.12		£32,600.21		£33,929.60		£33,946.15		£36,287.99		£39,069.95		£0.00		£31,280.00	
														£22,130.00	
£18,378.94		£18,378.94		£19,445.89		£19,274.47		£17,457.66		£20,964.00				£9,150.00	
£16,837.18		£14,221.27		£14,483.71		£14,671.68		£18,830.33		£18,105.95					