

Langham Community Council - - Report to the Trustees, 30th June 2022

(Legal Status)

The Charity was established on 4th April 1978, whereby Langham Parish Council is the custodian Trustee of the freehold land now occupied by the Community Centre and Car Park.

Objects, Policies and Organisation

The Trust is established to provide and maintain the Community Centre for the benefit of the inhabitants of Langham, without distinction of political, religious or other opinions, with the object of improving the quality of life of the inhabitants.

The Centre is available for hire by any individual or organisation in accordance with the standard hiring agreement and scale of charges adopted for the year. It is intended that the scale is sufficient to generate enough income to meet the ordinary expenditure incurred in providing the Centre. Significant improvements are funded out of revenue by specific appeals, fundraising and utilising grants as available.)

Review of the Year

2021/22 - Has been another unusual year for the Community Centre, as it has been for all of us, due to the continued impact of COVID-19 and the associated government restrictions. Almost all of our regular village club hires have started back at the centre over the year some have only started in the new year 2022.

We received one more grant in this year from the government for the restart of the centre which help us thorough this year.

This year we agreed to go out for tenders for replacing the roof on the main section of the centre plus upgrading the insulation and joists with the idea of installing solar panels in the future , the tenders all came back well over our budget being approx £ 150,000. [tenders were over £ 300,000.]. We are now waiting for the next round of grants so this project can continue hopefully.

This came as a shock to us and has now caused us to revalue the centre for our insurance rebuild cost, at this time of the report our insurance company has stated that a £ 5 million budget is in place and we are having this assessed later in 2022.

There was several attempted break ins at the centre in the year causing damage to the roof and CCTV, around the centre.

We continue to have long discussions about the [private] car park cover with our insurance company mainly with reference to the main entrance and the outdoor seasonal fairs / mobile vendors.

We are still looking for a secretary to join our Trustees for the community centre and would

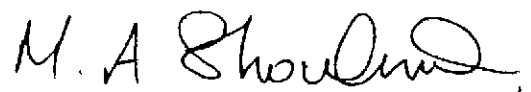
like to thank Paul Armstrong for stepping in for the last 18 months or so.

In conclusion, the Community Centre is still under the same management and remains in a good shape to move forward with all its plans of repairs to the Centre, Preschool and Shop plus all the normal activities for the village clubs etc.



A.M. CADMAN
CHAIRMAN

31-12-2022



M.A. SHOUKSMITH
HON TREASURER

31-12-2022

CHARITY NO 268187

LANGHAM COMMUNITY CENTRE

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report on the accounts of the Charity for the year ended 31st March 2022 which are set out on pages 1 & 2.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND INDEPENDENT EXAMINERS

The charity's trustees are responsible for the preparation of the annual report and accounts and they consider that the Charities Act 2011 s144 audit requirement does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity commissioners under s31(h) or (i) of the 2008 Regulations, whether particular matters have come to my attention. I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act; and
- to state whether particular matters have come to my attention.

BASIS OF EXAMINER'S REPORT

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records.

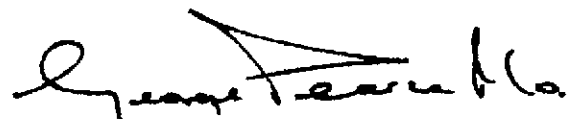
It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, I do not express an audit opinion on the view given by the accounts.

INDEPENDENT EXAMINER'S STATEMENT

No matter has come to my attention in connection with my examination which gives me reasonable cause *not* to believe that in any material respect:

- i) accounting records have been kept in accordance with s.130 of the Charities Act 2011; and
- ii) the financial statements accord with those records; and comply with the accounting requirements of the 2008 regulations.

No matter has come to my attention in connection to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



**The Forge, Langham,
Colchester, CO4 5PX.**

**George Pearce, F.C.A.
George Pearce & Co.,
Chartered Accountants**

Dated: 25 November 2022



CHARITY COMMISSION
FOR ENGLAND AND WALES

LANGHAM COMMUNITY CENTRE

Charity no:

268187

CC16a

Receipts and payments accounts

FOR THE YEAR

from 1st April 2021

to 31st March 2022

Section A Receipts and payments

	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £	Last year £
A1 Receipts					
Hall & car park hire	37,980	-	-	37,980	30,194
Donations	180	-	-	180	234
100 club - net income	1,261	-	-	1,261	1,302
Bank interest earned	32	-	-	32	255
Cinema receipts - net income	290	-	-	290	55
Bar & Café income	489	-	-	489	(27)
Grant for hearing loop	-	3,825	-	3,825	-
Grant - Essex Assoc of Local Councils	-	-	-	-	3,672
Grant - Covid-19	8,000	-	-	8,000	22,622
Other	90	-	-	90	-
Sub total (Gross income for AR)	48,322	3,825	-	52,147	68,307
A2 Asset and Investment sales, (see table).					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	48,322	3,825	-	52,147	68,307
A3 Payments					
General & water rates	612	-	-	612	1,393
Heat, light and power	4,017	-	-	4,017	3,211
Insurances	2,251	-	-	2,251	1,838
Salaries	15,734	-	-	15,734	13,310
Telephone & broadband	1,060	-	-	1,060	1,390
Music licences	488	-	-	488	1,643
Building maintenance & improvements	8,618	-	-	8,618	22,739
Sundry expenses	712	-	-	712	998
Cleaning	3,052	-	-	3,052	3,299
Catering	-	-	-	-	219
Car park safety survey	1,620	-	-	1,620	-
Roof repairs - professional fees	6,335	-	-	6,335	-
Sub total	44,499	-	-	44,499	50,038
A4 Asset and Investment purchases					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	44,499	-	-	44,499	50,038
Net receipts/(payments)	3,823	3,825	-	7,648	8,270
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	97,745	0	0	97,745	89,475
Cash funds this year end	101,567	3,825	0	105,392	97,745

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

Categories	Details	Unrestricted funds £	Restricted funds £	Endowment funds £
B1 Cash funds	Bank current account	3,183	-	-
	Bank saver account	72,342	3,825	-
	NS&I account	26,000	-	-
	Petty cash	62	-	-
	Total cash funds	101,567	3,825	-

(agree balances with receipts and payments account(s))

OK

OK

OK

	Details	Unrestricted funds £	Restricted funds £	Endowment funds £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Fixtures, fittings and equipment	Unrestricted	-	32,600
	Car park costs	Unrestricted	-	55,600
	Freehold building	Unrestricted	-	1,595,000
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval

LANGHAM COMMUNITY CENTRE			31st MARCH 2022				
INCOME			2020/2021	2021/2022			
	Hires						
2A	Local Regular		8,448.80	15,104.22			
2B	Local One Off		394.50	1,046.00			
2C	Commercial Regular		18,473.00	10,881.50			
2D	Commercial One Off		813.50	572.00			
2E	Non Commercial Non Local		1,887.00	11,519.47			
2F	Weddings		702.00	803.00			
3A	Preschool rubbish		147.20	339.55			
3B	Hlrers' rubbish		-	2.20			
3C	Cleaning			-			
1	100 Club		2,266.00	2,355.17			
14	Grants		26,293.60	11,825.00			
11A	Shop Electricity		3,304.62	2,765.74			
11B	Parish Council Electricity		61.38	-			
9	Broadband		210.00	480.00			
5	Cinema		55.00	816.41			
4	Bar & Café		27.06	488.51			
10	Donations		234.00	180.04			
	Other	car park pat tests	3,375.00	942.69			
12	Car Park	from Petty Cash	10.00	90.00			
			66,648.54	60,211.50			
PAYMENTS			2020/2021	2021/2022			
	Electric		6,576.68	6,782.92			
	Water		1,393.00	240.00			
	Oil		-	-			
	Rates		-	372.43			
	Insurance		1,836.16	2,251.15			
9	Broadband		982.83	892.55			
	Building Maintenance		25,404.15	7,614.18			
3C	Cleaning		3,298.53	3,334.94			
	Catering	(Danshell)	219.01	-			
	Salaries		12,195.01	16,094.42			
	HMRC			-			
	Deposit Refunds		1,412.00	2,889.00			
	Langham Parish Council			-			
	Other		3,736.20	9,858.27			
5	Cinema		-	526.38			
1	100 club		963.83	1,094.00			
9	Mobile Phones		616.95	647.11			
			58,634.35	52,597.35			
	Bank Interest		38.32	7.29			
	PROFIT		8,052.51	7,621.44			
LANGHAM COMMUNITY CENTRE			1ST APRIL 2021/30TH MARCH 2022				
	Bank statement as at 31st March 2021			1,589.36			
	Petty cash as at 31st March 2021			21.62			
	Transfer from Saver 06.04.21			2,000.00			
	Transfer to Saver 05.05.21			- 8,000.00			
	Transfer from saver 08.07.21			1,500.00			
	Transfer from saver 04.08.21			1,500.00			
	Transfer to saver 14.09.21			- 2,000.00			
	Transfer to saver 19.10.21			- 2,000.00			
	Transfer to saver 22.11.21	24.01.22 £4000		- 2,000.00			
	Transfer from saver 03.11.21			1,500.00			

Transfer to saver	24.01.22			-	4,000.00			
Transfer fr saver 02.12.21 x 2		£2500/£3000			5,500.00			
Income					60,211.50			
Payments					- 52,597.35			
Petty Cash	31.03.22				-62.24			
Cash as at 31st March 2022					3,162.89			
Bank balance as at 31st March 2022					3,162.89			
Active Saver Account					70,134.42			
Deposits	Langham P CC							
NS & I Interest	06.04.21				0.22			
	05.05.21				0.21			
	07.06.21				0.22			
	05.07.21				0.21			
	05.08.21				0.22			
	06.09.21				0.22			
	05.10.21				0.21			
	05.11.21				0.22			
	06.12.21				1.91			
	05.01.22				4.31			
	07.02.22				7.73			
	07.03.22				9.44			
Transfer (net)								
Transfers	06.04.21			-	2,000.00			
transfer	05.05.21				8,000.00			
Transfer	08.07.21			-	1,500.00			
Transfer (net)	04.08.21			-	1,500.00			
Transfer	14.09.21				2,000.00			
Transfer (net)	19.10.21				2,000.00			
Transfer	02.12.21 x 2	2500 and 3000		-	5,500.00			
Transfer	24.01.22				4,000.00			
Transfer (net)	3/11 + £1500	18/11/21 - £2000			500.00			
Interest earned 2021/22					7.29			
					76,166.83			
Bank balance as at 31st March 2022					76,166.83			
COMMUNITY CENTRE CONTENTS & BUILDING ASSETS								
CHAIRS	all areas	280			8,400.00			
TABLES	all areas	50			1,700.00			
ELECTRICAL ITEMS (Kitchen excluded)					12,200.00			
CURTAINS & ROLLER BLINDS		15			5,500.00			
STOCK & BAR		all areas			2,000.00			
CLEANING PLANT + FRIDGES ETC					2,800.00			
					32,600.00			
TOTAL FOR CAR PARK					55,600.00			
BUILDING TOTAL INCLUDING SHOP, PRE-SCHOOL AND COMMUNITY CENTRE					1,595,630.00			
TOTAL ASSETS					1,683,830.00			
The NS&I bond number DR945400 in the sum of £26,000 is held in the name of Langham Parish Council (Community Investment) fund. It is held by the Custodian Trustee for the sole benefit of Langham Community Centre. Monthly interest is received into our Barclays Saver account.								