

D-Ownhrun (Wesley Halls) Community Association  
Registered Charity no\_275373

## DOWNHAM (WESLEY HALLS) COMMUNITY ASSOCIATION

### REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2024

DOWNHAM (WESLEY HALLS) COMMUNITY ASSOCIATION  
REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2024

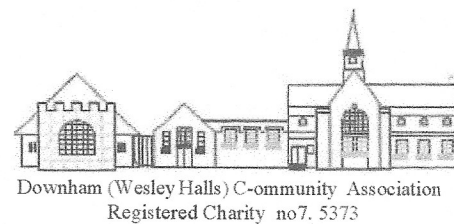


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**Legal and Administrative Information**

**Status:** The organization is an unincorporated association formed under a trust deed and registered as a charity numbered 275373. The Trust Deed sets out the charity's objects and powers and how it is to be governed.

**Trustees:** Kristina Green (*chair*)  
Gwen Smith (*secretary*)  
Vera Ward (*treasurer*)  
Maxeen Blackman  
Margarita Paul

**p/t Workers:** Carol Wingfield  
Clare Evans  
Lisa Bangbose  
Neil Mensah  
Oliver Green  
Shane Lewis  
Renee Novotna  
Robert Smith

**Office:** Downham (Wesley Halls) Community Association  
2 Shroffold Road,  
London BR1SPE  
Tel: 0208-698-1464

**Independent Examiner:** Stuart Edwards & Co  
Chartered Accountants  
124 City Road London  
EC1V 2NX

**Bankers:** Barclays Bank PLC  
Leicester LE87  
2BB



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The term "we" and "our" is being used throughout for "the Trustees"

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The trustees present their report along with the charity's financial statements for the year ended 31st March 2024. The financial statements comply with the charity's trust deed and applicable law.

#### The trustees

The appointment of trustees is carried out in accordance with the Trust Deed which governs the conduct of the charity. In order to be accepted as a trustee, the candidates need to be elected onto the committee as an advisor first of all; thereafter the advisers are required to attend the committee meetings regularly for one year. If they prove to have the right skills and aptitude and are worthy of the trusteeship then they automatically become a trustee of the association the following year. If an advisor, or a trustee, misses three meetings in succession without extending adequate apologies then they shall no longer be able to serve on the management committee of the association.

#### The Association's Purpose is:

- To operate a Community Centre providing affordable facilities for the local multi- cultural communities in pursuance of social welfare for recreation, education, and leisure-time well-being.
- To enable local people to pursue their interests in a safe and welcoming environment.
- To enable and facilitate the development of small businesses and charities
- To act as a disseminator of information
- To be part of a wider network of local charitable organizations and local businesses.

#### Development, Activities and Achievements to Benefit the Public

In planning the Centre program, the trustees keep in mind the Charity Commission's guidance on public benefit.

#### Change of the Association's Lease conditions

The current property lease that we have had with Lewisham Borough since 1978 has run out in 2021. The new lease has to-date not been finalized although conversations have been taking place. Currently, the Association is in discussion with the Council about renewing it. "The Heads of Terms" (an outline of the lease) are being negotiated and the Council will provide our Association with a new draft lease for approval.



**Energy suppliers of gas & electricity.**

The Association continues to be responsible for the payment of all energy supply and consumption of energy on the premises. Currently, we receive gas energy from Total Energies Gas & Power Limited and Edf and the electricity supply is from British Gas. We also own three feed-in-tariff meters for solar power energy that help reduce our carbon foot-print.

**Repairs and maintenance of the building**

Throughout the year we have undertaken many repairs to the building i.e. repaired leaking taps, flushing units, changed many lights, repaired damaged doors, repaired gas boilers, cleared gutters and repaired a several parts of the flat roofs as well as carried out statutory safety compliance tests. We changed all automatic light switches to manual ones in order to save energy. The automatic light switches tended to stay on for much longer than they need to be turned on.

Re-sanded the wooden floors in all of the three halls.

**Groups that regularly operated from our Centre are: (in alphabetical order)**

- Adult Learning Lewisham - short mat bowls and personal fitness for people with learning disabilities
- Brighter Horizons Inc. Org. Charity - a weekly day-care provision for people with learning/ physical disabilities and who are neurodiverse.
- CDK Martial Arts Clubs: Tae Kwon Do & Muay Thai classes for children, adults and families
- Cheer London Allstarz - cheerleading and gymnastics classes for children and adults
- Councillors' Surgeries - every second and fourth Saturday of the month
- First Steps -Parent/Carer baby & toddler club - a self-help group organized and run by volunteers
- Jujitsu Marshall Arts Clubs for children and adults
- Kainos Ministry- regular worship and gathering
- Sacred Church of Africa Ministry- regular worship and gatherings
- Seventh Day Adventist Church - regular worship and gatherings
- Shekinah House of Praise Ministry- regular worship and gatherings
- Silver Lunch Club on Thursdays - organised by Ageing Well Lewisham
- The Downham Community Choir- choir for young adults and onwards - on Saturdays
- The Pathfinders Club - for young people from 10 years of age - on Sundays
- Welcome Lunch Club - a self-help group organized and run by volunteers on Fridays
- Zumba - a vibrant, fun weekly exercise - on Fridays

Apart from regular programme as listed above that take place on site our organization lets the halls for one-off events that help to keep the hire costs to all users affordable. Throughout the year many children have had their birthday celebrations with bouncy castles, magicians and discos. Families held celebrations sometimes with bar-b-ques. Local people have organized their own meetings, wedding celebrations, wakes and training events.

DOWNHAM (WESLEY HALLS) COMMUNITY ASSOCIATION  
REPORT AND FINANCIAL STATEMENTS FOR THE YEAR  
ENDED 31ST MARCH 2024



Downham (Wesley Halls) Community Association  
Registered Charity no. 275373

Our future plans are to:

- To negotiate the renewal of the premises' lease with the London Borough of Lewisham
- To maintain the premises to a good standard to safeguard the people within it.
- To regularly review the Association's financial position.
- To regularly review the association's financial and management procedures to safeguard the longevity of the association.
- To be conscious of the energy consumption to minimize the centre's carbon footprint.
- To secure funding from external grant-giving organisations to finance new initiatives.
- To continue networking with the local people and to develop the centre programme to be reflective of their needs.
- To continue providing a safe and warm environment for local people and local communities to enable them to meet, learn, exercise and enjoy their lives.
- To continue to protect the buildings and site for future generations as part of their heritage.

Thanks

It is because of our dedicated workers and volunteers that the Centre is able to manage the centre to stay open 7 days a week up to 13 hours per day. The volunteers enrich the provision that is on offer at the centre either by assisting within the various clubs, classes, events and churches/ministries.

Also not forgetting our management committee members who offer their time freely and voluntarily.

Kristina Green  
Chair of the Board of Trustees

Gwen Smith  
Secretary of the Board of Trustees

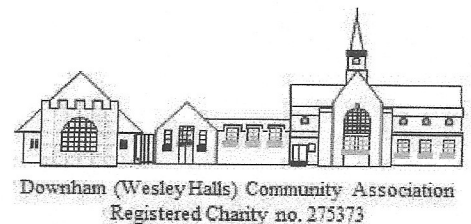
6 th December 2024

.....Date

6 th December 2024

.....Date

DOWNHAM (WESLEY HALLS) COMMUNITY ASSOCIATION  
REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2024



**Independent Examiner's Report to the Trustees of Downham (Wesley Halls)**

**Community Association**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31st March 2024 which are set out on pages 8 to 13.

**Responsibilities and basis of report**

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011. (the Act)

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

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

1. the accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in 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 an independent examination.

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

Stuart Edwards, Chartered Accountant

124 City Road,

8th January 2024

LONDON, EC1V 2NX..... Date

**DOWNHAM (WESLEY HALLS) COMMUNITY ASSOCIATION**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31ST MARCH 2024**

|  | <u>Notes</u> | <u>Restricted</u> | <u>Unrestricted</u> | <u>Total</u>   | <u>2023</u>       | <u>2023</u>         | <u>2023</u>    |
|--|--------------|-------------------|---------------------|----------------|-------------------|---------------------|----------------|
|  |              | <u>Funds</u>      | <u>Funds</u>        |                | <u>Restricted</u> | <u>Unrestricted</u> | <u>Total</u>   |
|  |              | <u>£</u>          | <u>£</u>            |                | <u>Funds</u>      | <u>Funds</u>        | <u>£</u>       |
|  |              |                   |                     | £              | £                 | £                   | £              |
| <b>Income and endowments from:</b>         |              |                   |                     |                |                   |                     |                |
| Voluntary Income:Donations                 | 2            | -                 | -                   | -              | -                 | -                   | -              |
| Investment Income: Bank Interest           |              |                   |                     | -              | -                 | -                   | -              |
| <b>Charitable Activities</b>               |              |                   |                     |                |                   |                     |                |
| Grant Income                               | 2            | -                 | -                   | -              | 15,579            | -                   | 15,579         |
| Centre Income                              | 2            | -                 | 143,373             | 143,373        |                   | 86,262              | 86,262         |
| <b>Total Income</b>                        |              | <b>-</b>          | <b>143,373</b>      | <b>143,373</b> | <b>15,579</b>     | <b>86,262</b>       | <b>101,841</b> |
| <b>Expenditure</b>                         |              |                   |                     |                |                   |                     |                |
| Raising Funds                              |              |                   | -                   | -              | -                 | -                   | -              |
| Charitable Activities                      | 3            | -                 | 142,516             | 142,516        | 15,579            | 80,072              | 95,651         |
| <b>Total Expenditure</b>                   |              | <b>-</b>          | <b>142,516</b>      | <b>142,516</b> | <b>15,579</b>     | <b>80,072</b>       | <b>95,651</b>  |
| <b>Net Income/Expenditure for the year</b> |              | <b>-</b>          | <b>857</b>          | <b>857</b>     | <b>-</b>          | <b>6,190</b>        | <b>6,190</b>   |
| Transfer Between Funds                     |              |                   |                     | -              | -                 | -                   | -              |
| Net Movement in funds                      |              | -                 | 857                 | 857            | -                 | 6,190               | 6,190          |
| Funds balances at 1 April 2023             |              | 2,653             | 133,872             | 136,525        | 2,653             | 127,682             | 130,335        |
| <b>Funds balances at 31 March 2024</b>     | <b>12/13</b> | <b>2,653</b>      | <b>134,729</b>      | <b>137,382</b> | <b>2,653</b>      | <b>133,872</b>      | <b>136,525</b> |

All the charity's operations are classed as continuing.

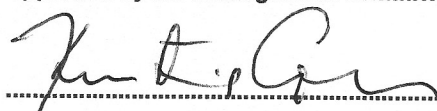
**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES**

There were no recognised gains and losses other than those included in the Statement of Financial Activities

**DOWNHAM (WESLEY HALLS) COMMUNITY ASSOCIATION**  
**BALANCE SHEET**  
**AS AT 31ST MARCH 2024**

|  | <u>Notes</u> | <u>2024</u>           | <u>2023</u>           |
|--|--------------|-----------------------|-----------------------|
|  |              | £                     | £                     |
| <b>TANGIBLE FIXED ASSETS</b>                           | <b>8</b>     | <b>50</b>             | <b>50</b>             |
| <b>CURRENT ASSETS</b>                                  |              |                       |                       |
| Debtors & Prepayments                                  | 9            | 22,605                | 24,604                |
| Cash at Bank   |              | <u>126,837</u>        | <u>117,878</u>        |
|  |              | <u>149,442</u>        | <u>142,482</u>        |
| <b>CREDITORS : Amounts falling due within one year</b> | <b>10</b>    | <b>12,110</b>         | <b>6,007</b>          |
|  |              | <u>12,110</u>         | <u>6,007</u>          |
|  |              | <b>137,332</b>        | <b>136,475</b>        |
| <b>NET ASSETS</b>                                      |              | <u><b>137,382</b></u> | <u><b>136,525</b></u> |
| <b>Reserves</b>  |              | <b>£</b>              | <b>£</b>              |
| General Funds  | 13           | 82,229                | 81,372                |
| Designated Funds                                       | 13           | <u>52,500</u>         | <u>52,500</u>         |
|  |              | <b>134,729</b>        | <b>133,872</b>        |
| Restricted Funds                                       | 12           | 2,653                 | 2,653                 |
| <b>TOTAL CHARITY FUNDS</b>                             |              | <u><b>137,382</b></u> | <u><b>136,525</b></u> |

Approved by the management committee and signed on its behalf:

 Kristina Green ( Chair)

 Vera Ward ( Treasurer)

on 6-12-2024 Date

The notes on pages 11 to 14 form part of these financial statements.

DOWNHAM (WESLEY HALLS) COMMUNITY ASSOCIATION  
NOTES FORMING PART OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST MARCH 2024

1. ACCOUNTING POLICIES

- a) The accounts are prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS102. The accounts are prepared in sterling, which is the functional currency of the charity. The accounts have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.
- b) Donations and gifts are included in the Statement of Financial Activities when receivable. The value of services provided by volunteers has not been included.
- c) Grants, including those for the purchase of fixed assets, are recognised in the Statement of Financial Activities in the year in which they are receivable.
- d) Incoming resources are included when receivable.
- e) Resources expended are recognised in the period in which they are incurred. Resources expended include attributable VAT which cannot be recovered.
- f) Costs are allocated to activities on the basis of the funding agreements with overhead costs being apportioned on the basis of estimates of staff time attributable to each activity.
- g) Office equipment with a useful life greater than one year and a purchase price
- h) Unrestricted funds are donations and other incoming resources receivable or generated for the objects of the charity without further specified purpose and are available as general funds.
- i) Designated funds are unrestricted funds earmarked by the management committee for particular purposes.
- j) Restricted funds are to be used for specific purposes as laid down by the donor. Expenditure which meets these criteria is charged to the fund together with any other costs agreed by the donor.
- k) Pension provision is provided through a defined contribution scheme and the pension charge represents the amount payable by the charity to the fund in the year.
- l) Trade and other debtors are recognised at the settlement amount due after any discount offered. Prepayments are valued at the amount prepaid net of any discounts due.
- m) Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.
- n) Creditors and provisions are normally recognised at their settlement amount after allowing for any discounts due.
- o) The charity has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

**DOWNHAM (WESLEY HALLS) COMMUNITY ASSOCIATION**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST MARCH 2024**

|                                  | <u>Restricted</u> | <u>Unrestricted</u> | <u>Total</u> | <u>2023</u><br><u>Restricted</u> | <u>2023</u><br><u>Unrestricted</u> | <u>2023</u><br><u>Total</u> |
|----------------------------------|-------------------|---------------------|--------------|----------------------------------|------------------------------------|-----------------------------|
| <b>2a Voluntary Income</b>       |                   |                     |              |                                  |                                    |                             |
| Donations                        |                   |                     | -            |                                  | -                                  | -                           |
| <b>2b Grant &amp; Contracts:</b> | <u>Funds</u>      | <u>Funds</u>        |              | <u>Funds</u>                     | <u>Funds</u>                       |                             |
| L.B.Lewisham :                   | £                 | £                   |              | £                                | £                                  | £                           |
| Girls R Us Project               | -                 | -                   | £ -          | 15,579                           |                                    | 15,579                      |
|                                  | -                 | -                   | -            | 15,579                           | -                                  | 15,579                      |
| <b>2c Centre Income:</b>         |                   |                     |              |                                  | £                                  | £                           |
| User Groups                      | £                 | £ 90,419            | £0,419       | £                                | 77,024                             | 77,024                      |
| Events & Meetings                |                   | 14,332              | 14,332       |                                  | 6,820                              | 6,820                       |
| Energy Feed In Tariff            |                   | 1421                | 1,421        |                                  | 2365                               | 2,365                       |
| HMRC CVJRS Support               |                   |                     | -            |                                  |                                    | 0                           |
| Sundry Income                    |                   | 37,201              | 37,201       |                                  | 533                                | 533                         |
|                                  | -                 | 143,373             | 143,373      | -                                | 86,742                             | 86,742                      |
| <b>3a</b>                        |                   |                     |              |                                  |                                    |                             |
| <b>CHARITABLE ACTIVITIES</b>     |                   |                     |              |                                  |                                    |                             |
|                                  | £                 |                     |              | £                                | £                                  | £                           |
| Staff Costs                      | -                 | £ 53,454            | £3,454       | 15,579                           | 37,573                             | 53,152                      |
| Premises                         |                   | 86,154              | 86,154       |                                  | 39,705                             | 39,705                      |
| Communications                   |                   | 1,898               | 1,898        |                                  | 1,844                              | 1,844                       |
|                                  | -                 | 141,506             | 141,506      | 15,579                           | 79,122                             | 94,701                      |
| <b>3b GOVERNANCE COSTS</b>       |                   | £                   |              |                                  | £                                  | £                           |
| Independent Examiner's Fee       | £                 | 950                 | 950          | £                                | 950                                | 950                         |
| Legal Expenses                   |                   |                     | -            |                                  |                                    | -                           |
| Meeting Expenses                 |                   |                     | -            |                                  |                                    | -                           |
|                                  | -                 | 950                 | 950          | -                                | 950                                | 950                         |

**4. NET INCOMING RESOURCES FOR THE YEAR**

This is stated after charging

|                             |     |     |
|-----------------------------|-----|-----|
|                             | £   | £   |
| Accountants Fees:           |     |     |
| Independent Examination Fee | 950 | 950 |

**5. STAFF COSTS AND NUMBERS**

|                             |        |        |
|-----------------------------|--------|--------|
|                             | £      | £      |
| Salaries and Staff Payments | 52,554 | 51,472 |
| Employers NI                | -      | -      |
| Pension Contribution        | 453    | 453    |
|                             | 53,007 | 51,925 |

No employee received emoluments of more than £60,000.

Particulars of employees:

The average weekly number of full time equivalent employees during the year was as follows :

|                              |     |     |
|------------------------------|-----|-----|
| Centre Manager or Equivalent | 0.8 | 0.8 |
|                              | 0.8 | 0.8 |

**6. TAXATION**

The trust is currently exempt from income tax due to the charitable nature of its' activities.

**7. TRUSTEE REMUNERATION & RELATED PARTY TRANSACTIONS**

No trustee received any remuneration during the year (2023-£Nil). No travel or personal expenses were reimbursed to trustees during the year. (2023£Nil) No trustee or other person related to the charity had any personal interest in any contract or transaction entered into by the charity during the year . (2023-None)

**DOWNHAM (WESLEY HALLS) COMMUNITY ASSOCIATION**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST MARCH 2024**

**8. TANGIBLE FIXED ASSETS**

|                       | Centre<br>Equipment | Total     |
|-----------------------|---------------------|-----------|
| Cost                  | £                   | £         |
| Opening Balance       | 8,400               | 8,400     |
| Additions             |                     |           |
| Closing Balance       | 8,400               | 8,400     |
| Depreciation          |                     |           |
| Opening Balance       | 8,350               | 8,350     |
| Charge for the year   | -                   | -         |
| Closing Balance       | 8,350               | 8,350     |
| <b>NET BOOK VALUE</b> | <b>50</b>           | <b>50</b> |
| <b>LAST YEAR</b>      | <b>50</b>           | <b>50</b> |

The centre contents and equipment is insured for insurance purposes at a value of £2,904 and solar panels at a value of £31,767.

The charity leases the premises it occupies at 2 Shroffold Road, Bromley, BR1 5PE.

The lease runs for a twenty year term from the 29th September 2001.

A side letter to the lease was signed on 9th April 2018, in which in exchange for a peppercorn rent the charity took full responsibility for repairs and maintenance, and health and safety compliance with respect to the buildings and grounds. The requirements of the side letter commenced on 12th January 2017.

**9. DEBTORS & PREPAYMENTS**

|                              | <u>2024</u>   | <u>2023</u>   |
|------------------------------|---------------|---------------|
|                              | £             |               |
| Prepayments & Accrued Income | 22,605        | 24,604        |
|                              | <u>22,605</u> | <u>24,604</u> |

**10. CREDITORS :Amounts falling due within one year**

|                              |               |              |
|------------------------------|---------------|--------------|
|                              | £             | £            |
| Taxation and Social Security | -             | -            |
| Other Creditors & Accruals   | 12,110        | 6,007        |
|                              | <u>12,110</u> | <u>6,007</u> |

**11. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

|                                      | General       | Designated    | Restricted   | Total          | <u>2023</u>    |
|--------------------------------------|---------------|---------------|--------------|----------------|----------------|
|                                      | £             | £             | £            | £              | £              |
| Tangible Fixed Assets                | 50            |               |              | 50             | 50             |
| Current Assets                       | 94,289        | 52,500        | 2,653        | 149,442        | 142,482        |
| Current Liabilities                  | (12,110)      |               |              | (12,110)       | (6,007)        |
| <b>Net Assets at 31st March 2024</b> | <u>82,229</u> | <u>52,500</u> | <u>2,653</u> | <u>137,382</u> | <u>136,525</u> |



**DOWNHAM (WESLEY HALLS) COMMUNITY ASSOCIATION**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31ST MARCH 2024**

**12. RESTRICTED FUNDS**

|                            | Community<br>Centre | Friends of<br>Wesley Halls | Total | 2023   |
|----------------------------|---------------------|----------------------------|-------|--------|
| <b>INCOME</b>              |                     |                            |       |        |
|                            | £                   | £                          | £     | £      |
| L.B.Lewisham :             |                     |                            |       |        |
| Girls R Us Project         | -                   | -                          | -     | 15,579 |
| Sundry                     | -                   | -                          | -     |        |
|                            | -                   | -                          | -     | 15,579 |
| <b>EXPENDITURE</b>         |                     |                            |       |        |
| Staff Costs                |                     |                            |       |        |
| Premises                   |                     |                            |       |        |
| Project Costs              | -                   | -                          | -     | 15,579 |
|                            | -                   | -                          | -     | 15,579 |
| Surplus for the Year       | -                   | -                          | -     | -      |
| Balance at 1st April 2023  | -                   | 2,653                      | 2,653 | 2,653  |
| Balance at 31st March 2024 | -                   | 2,653                      | 2,653 | 2,653  |

**Purpose of Restricted Funds**

Friends of Wesley Hall: to develop services.

**13. MOVEMENT IN TOTAL FUNDS**

|                           | At 1st<br>April<br>2023 | Incoming<br>Resources | Outgoing<br>Resources | At 31st<br>March 2024 |
|---------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
|                           | £                       | £                     | £                     | £                     |
| Restricted Funds (Note12) | £ 2,653                 | £ -                   | -                     | 2,653                 |
| Unrestricted Funds        |                         |                       |                       |                       |
| Designated Fund           | 52,500                  |                       |                       | 52,500                |
| General Funds             | 81,372                  | 143,373               | (142,516)             | 82,229                |
| Total Unrestricted Funds  | 133,872                 | 143,373               | (142,516)             | 134,729               |
| Total Funds               | 136,525                 | 143,373               | (142,516)             | 137,382               |

**Purpose of Designated & General Funds**

The designated funds are earmarked in part to upgrade and repair the premises. The upgrade of the heating system and the replacement of windows which are both expected to be very costly. Repairs may also needed to the large hall roof. However designated funds may be applied to this in the event of any small shortfall in this funding. Building work is unfortunately generally more costly than expected since other work is usually identified after access has been established to the more difficult parts of the building such as the roof.

In addition major repair work could result in the closure of facilities to enable the repair work to be carried out and this could result in loss of income from users groups which may need to be funded from reserves.

The trustees earmark general funds to provide running costs equivalent to six month's expenditure in accordance with Charity Commission guidelines with a current target of £68,000.