

Operating costs have been restrained wherever possible. Payroll at £76,825 is comparable to 2018-19 and reflects some staff changes and the impact of the increases of the National Living Wage. Although energy costs have fluctuated during the periods of Covid lockdowns and since, the Centre has benefitted from a fixed rate for gas and electricity set in 2020 and fortuitously, renewed until 2024 on the same terms. Accordingly, the need to apply any significant increases to Hire Charges has been avoided – a move welcomed by our users. The Trustees are conscious though of the potential for a significant rise in utility costs in 2024, and the need to carefully monitor the situation with the intention of identifying improved energy efficiency and/or conservation wherever possible.

Total expenditure for the year at £175,987 is also similar to that for 2018-19 and has been supported in part by the Grass Pitch Preparation Grant from the Football Association of £5000 received in 2019-20. The Trustees have also been successful in securing a further Grant from the Football Association for Grass Pitch Maintenance, payable annually at reducing rates over a period of six years. This has enabled the Trustees to agree a contract with Southend Council Parks to provide regular maintenance throughout the football season and any repairs or seeding that would be required during the summer. This is seen as a considerable benefit compared to the previous arrangement for the in-house team to include basic grounds maintenance within their other roles. The condition of the playing surfaces reflects the improved level of maintenance possible with appropriate equipment.

Overall expenditure includes the significant costs of managing the ageing built facility. Repairs totalling £8688 to the roof of the original changing rooms were deferred from the previous year, while an intended refurbishment of the area of the building, known as the Boardroom, revealed a structural problem which has required stabilisation at an initial cost of £10,000. The Trustees are seeking financial support towards the anticipated costs of repair and redecoration to take place during 2023.

Given the many challenges of recent years, and the unscheduled expenditure described, the Trustees believe that the small operating deficit of £989 for the 2021-22 period is acceptable and also an indicator of improving finances for subsequent years. The revival of operations has also enabled our hospitality/refreshment facility utilising the Main Hall/Function Room to operate effectively, though the Trustees considered it prudent to waive the nominal usage fee for their operating area. This enabled a small sum (£1551) to be contributed to the Centre's funds. The stabilised financial situation enabled the Trustees to leave the AGP Renewal Fund (Carpet Fund) at £80,000. Subsequently, further recovery in the financial health of the Centre has enabled the Trustees to restore the fund to £100,000. Regular maintenance of the AGP has ensured that the pitch is withstanding the wear and tear that can occur as a result of the increasing periods of use. However, it is anticipated that the playing surface may require replacement in three to four years, the cost of which will be in the region of £200,000. This is a daunting target but one that the Trustees feel is achievable given the increasing use of all the Centre's facilities apparent from 2022 into 2023 and the availability of further Grant support from the Football Foundation.

The Centre hold the lease of the site from Southend Council with a commitment to maintain the buildings and all amenities as a community resource, and to provide access to the AGP and Grass Pitches with their related services, for use by individual groups or teams involved in Grassroots Football.

The Trustees are satisfied that they fulfil this commitment but are conscious of the requirements brought about by the changing demographics of local football. A more flexible configuration of the Grass Pitches may be appropriate to re-balance the emerging needs of the many different groups who seek access to our football facilities with the needs of our regular users.

The Trustees are also keen to ensure that the Centre continues to provide for the needs of local residents.



R.C. Pickup

CHAIRMAN OF TRUSTEES

3 Year comparison

Overheads	2021-22	2020-21	2019-20
Payroll			
LFC (3G)	31431.86	31493.15	44008.29
LFC (Grass)	9423.38	7128.96	8204.89
ELC (HQ)	7356.58	9569.65	10437.31
ELC (Covid)	16483.89	17907.42	
TAX/NIC	7777.61	9313.46	18301.13
Pensions	4352.60	4440.8	4381.30
	76825.92	79853.44	85332.92

Overheads (utilities)

Utilities			
Gas	751.00	1725.00	0.00
Electricity	9955.32	6468.48	0.00
Water & Sewerage	621.00	2475.00	0.00
	11327.32	10668.48	16239.67

Overheads (other)

Rent	8000.00	8000.00	8000.00
Rates	160.80	0.00	0
Insurance&Security	6880.37	14870.29	8203.60
H&S (PPE)	0.00	2752.52	108.95
Cleaning	4881.56	3870.68	10155.91
waste	6685.86	6256.71	
Office		1157.75	3115.21
Office Supplies	18.03	365.83	
Worldpay	1932.40	1012.67	1061.86
TV	763.35	577.71	2157.25
Phone	1029.69	1262.06	1282.89
Audit	0.00	700	1400.00
	30352.06	51494.70	51725.34

Other

Legal fees	2580.00		
ELC Officer exps	600.00	90.76	
Pest control	70.00	310	
Other	235.17	1061.49	
	3485.17	1462.25	0.00

Total Expenditure	175987.10	150556.47	158268.53
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Approved Trustees
1st February 2023

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CHAIR OF TRUSTEES

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R.C. Pickup

Chairman of Trustees