

# Eastwoodbury Lane Centre

[Registered Charity No. 286873]

*Supporting Amateur Football & The Local Community*

## TRUSTEES' ANNUAL REPORT

1<sup>st</sup> July 2022 to 30<sup>th</sup> June 2023

The Eastwoodbury Lane Centre (Registered Charity No. 286873) is a multi-use facility offering sporting, social and educational amenities to the Community of Eastwood, the City of Southend on Sea and the wider area of the surrounding districts. The Centre operates under the working name of The Len Forge Centre in memory of its founder and is managed by a small team (employed and voluntary) supervised by a Board of Trustees.


The Trustees are pleased to report that the various operational areas which make up the provisions and facilities of the Centre have continued to recover from the restrictions brought about by the Covid 19 Pandemic and our total income in this period of £216,615 exceeds that of the previous full pre-Covid period of 2018-19. This income includes a Grant from the Football Association which is payable annually for reducing amounts over a period of six years up to 2026 as a contribution towards the cost of maintaining our Grass Pitches.

Income from our Artificial Grass Pitch shows a steady increase but our Grass Pitches have had less use compared to pre-Covid. This, sadly, is indicative of a continuing trend for a reduction in Adult 11v11 Football. Junior and Youth Football continues to grow and the Trustees will now consider whether part of our Grass facilities can be reconfigured to provide for the younger age groups whilst retaining 11v11 Pitches to meet the current requirement. Training Sessions and our 6-a-side League on the AGP have almost reached capacity for evening sessions but daytime use by College and Walking Football together with late afternoon (after school) Coaching has seen a significant growth as has Pay & Play during School Holidays. Income from other Outside Areas shows a reduction of £11,000 from the NHS due to late receipt of the payment. General use of the buildings shows an improvement with a gradual increase in the number of social hires of the Hall for Parties and regular Darts Matches which is reflected in the increased income received under the BC Club Covenant.

Expenditure continues to rise and whilst we have not incurred the same level of maintenance costs for Grounds and Buildings as in the previous period, our General Overheads show a significant increase. This is predominately due to our Payroll and Utilities costs increasing which reflects the greater number of hours the Centre is now being used. It has been necessary to upgrade our electrical system to comply with the latest regulations and increases in the cost of Insurance and extensions to our Security Systems have incurred a higher outlay than anticipated.

Notwithstanding these challenges, the year has resulted in a Surplus of £24,587. During this period we have also been able to increase the AGP Carpet Fund, for renewal of the AGP Playing Surface, from £80,326 to £110,704. Our finances during the subsequent period have allowed us to increase the Fund further to £135,000 and a recent inspection of the AGP by the Football Foundation has resulted in their assessment that the surface is of a good quality. They have indicated that the surface should not require replacing until 2028 which will give us an extended period to increase the Fund more towards its target of £250,000.

The Centre hold the Lease of the Site from Southend Council with a commitment to maintain the buildings and outdoor facilities as a community resource. The Trustees are empowered to hire out the facilities to individuals and groups for recreational and/or social activities and to organized football teams involved in Grassroots Football the proceeds from which are used for the maintenance of the Site and administration of the Centre. The Trustees are satisfied that they fulfil this commitment but as mentioned previously, are conscious of the changing demographics of local football and must seek to secure regular income to support the activities of the Centre as a whole.



Robert Pickup  
ELC – Chair of Trustees

16<sup>th</sup> February 2024

# Eastwoodbury Lane Centre

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## INCOME & EXPENDITURE ACCOUNT

1<sup>st</sup> July 2022 to 30<sup>th</sup> June 2023

		2022-23	2021-22
<b>INCOME</b>			
<b>Grounds</b>			
3G Pitch	Scheduled Training	74,742.97	59,656.91
	Coaching Sessions	15,101.58	7,896.71
	LFC 6-a-Side League	22,916.30	25,658.95
	11v11 Matchplay	6,003.57	7,701.89
	Pay & Play	12,218.69	10,816.27
	Tournaments/Cas. Hire	<u>4,683.18</u>	<u>4,928.25</u>
		135,666.29	116,658.98
Grass Pitches	Season Hires	13,493.00	11,483.00
	Casual Hires	<u>210.00</u>	<u>298.95</u>
		13,703.00	11,781.95
Other Areas	Car Park (NHS)	5,000.00	16,000.00
	Car Park (Others)	1,004.00	1,715.00
	Model Car Club	<u>2,952.00</u>	<u>2,952.00</u>
		8,956.00	20,667.00
Total Income Grounds		<b>158,325.29</b>	<b>149,107.93</b>
<b>Buildings</b>			
	ECPA Nursery	8,793.00	8,326.00
	NHS Retirement Fellowship	1,250.00	-
	Borough Combination Club (Rent)	4,000.00	-
	Hall Functions	1,080.00	2,000.00
	Happy Healthy Kids Summer Programme	<u>2,400.00</u>	<u>600.00</u>
Total Income Buildings		<b>17,523.00</b>	<b>10,926.00</b>
<b>Other Income</b>			
Donations	Pete Simmonds Cup 21 & 22	5,120.00	-
	BC Club Covenant	24,620.52	1,551.51
Grants	F.A. Pitch Maintenance	10,560.00	8,250.00
	Job Retention Scheme	-	765.43
Misc. Kitchen Sales		-	4,358.31
Bank Interest		<u>467.15</u>	<u>38.59</u>
Total Income Other		<b>40,767.67</b>	<b>14,963.84</b>
<b>Overall Income</b>		<b>216,615.96</b>	<b>174,997.77</b>

<b>EXPENDITURE</b>		<b>2022-23</b>	<b>2021-22</b>
<b>Grounds</b>			
3G Pitch	Repairs/Maintenance	10,238.43	13,585.99
	Misc. Equipment	<u>197.14</u>	<u>970.63</u>
		10,435.57	14,556.62
Grass Pitches	Repairs/Maintenance	8,160.00	8,400.00
	Pitch Marking	281.31	-
	Goals/Nets	737.41	559.30
	Misc. Equipment	451.99	121.77
	General Ground Works	<u>5,889.04</u>	<u>5,797.60</u>
		15,519.75	14,878.67
Other Areas	Car Park Repairs	780.00	116.96
	Perimeter	<u>44.46</u>	<u>296.20</u>
		824.46	413.16
<b>Total Expenditure Grounds</b>		<b>26,779.79</b>	<b>29,848.45</b>
<b>Buildings</b>			
	Maintenance/Repairs	654.00	11,151.72
	Structural Support B'room	-	10,000.00
	Fixtures/Fittings Purchases	<u>8,681.11</u>	<u>1,099.60</u>
<b>Total Expenditure Buildings</b>		<b>9,335.11</b>	<b>22,251.32</b>
<b>Overheads</b>			
Payroll	3G Pitch	54,922.88	31,431.86
	Grass Pitches	3,246.41	9,423.38
	Administration	21,514.83	7,356.58
	Job Retention Scheme	-	16,483.89
	HMRC Tax/NIC	17,225.97	7,777.61
	Pension Scheme	<u>5,380.60</u>	<u>4,352.60</u>
Total Expenditure Payroll		102,290.68	76,825.92
Utilities	Gas	1,020.00	751.00
	Electric	9,861.39	9,955.32
	Water/Sewage	<u>2,933.00</u>	<u>621.00</u>
Total Expenditure Utilities		13,814.39	11,327.32
General	Site Rent	8,000.00	8,000.00
	Site Rates	518.00	160.80
	3G Cabin Rent	1,584.35	1,896.86
	Insurance/Security	12,012.79	6,880.37
	Cleaning	5,184.39	4,881.56
	Waste	7,527.02	6,685.86
	Admin. Supplies	171.89	18.03
	Telephone	1,303.91	1,029.69
	Worldpay	2,669.70	1,932.40
	Television	158.82	763.35
	Pest Control/Misc.	<u>678.00</u>	<u>305.17</u>
Total Expenditure General		39,808.87	32,554.09
Other	Legal Fees	-	2,580.00
	Officer Expenses	-	<u>600.00</u>
Total Expenditure Other			3,180.00
<b>Total Expenditure Overheads</b>		<b>155,913.95</b>	<b>123,887.33</b>
<b>Overall Expenditure</b>		<b>192,028.84</b>	<b>175,987.10</b>
<b>BALANCE</b>	Surplus (Deficit)	<b>24,587.12</b>	<b>(989.33)</b>
		=====	=====

# Eastwoodbury Lane Centre

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## BALANCE SHEET

1<sup>st</sup> July 2022 to 30<sup>th</sup> June 2023

### Balance Brought Forward

from 1<sup>st</sup> July 2022

General Operating Funds	NatWest Bank Current Account	£	6,151.25
	NatWest Reserve Account 122		8,173.50
	NatWest Reserve Account 982		8,021.26
	Barclays AGP Current Account		9,364.82
	Barclays AGP Reserve (Carpet Fund)		80,326.60
			<hr/>
			<b>£ 112,037.43</b>

### Surplus from Income and Expenditure

**£ 24,587.12**

### Reserves Held at 30<sup>th</sup> June 2023

General Operating Funds	NatWest Bank Current Account	£	3,707.43
	NatWest Reserve Account 122		8,417.50
	NatWest Reserve Account 982		3,557.33
	Barclays AGP Current Account		10,237.99
	Barclays AGP Reserve (Carpet Fund)		110,704.30
			<hr/>
			<b>£ 136,624.55</b>

Verified and Adopted at Trustees General Meeting held at The Len Forge Centre

*Monday 26th February 2024*

A handwritten signature in black ink, appearing to read 'Robert Pickup'.

Robert Pickup  
Chair of Trustees

**Wheatley & Co.**  
**Certified Public Accountants**

38, Clarence Street, Southend on Sea, Essex SS1 1BD  
01702 433218

**INDEPENDENT EXAMINERS REPORT**

The attached Financial Statements have been prepared from the Accounting Records and supporting information of the Eastwoodbury Lane Centre (Registered Chairity No. 286873) and I certify them to be satisfactory, complete and in accordance therewith.

The stated values of Income and Expenditure are considered to represent a True and Fair view of the Financial Activities undertaken during the twelve month period ending 30<sup>th</sup> June 2023.

There are no significant reported matters arising since the Balance Sheet date to affect this overall position.



B.L. Wheatley (FCPA) (FIAB)  
(AMLS:XKML0138298)

9<sup>th</sup> February 2024